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COVER

Photography: Charlie Clift Hair: Michael Prinoth at Gina Conway Make-up: Ahmed El-Ali Styling: Lauren Miller

Location: The V&A Museum



CONTACT US AT theresident.co.uk





This month's contributors



Tom Parker Bowles

Tom Parker Bowles is a real foodie's foodie, and a jolly nice chap to boot. He is a food writer and broadcaster of some repute. When he's not discovering the best food in London you'll find him at home with his wife Sara and their two children.

Alexander Larman

Alexander Larman is a writer and journalist, and has been a long-time contributor to the food and profile pages of The Resident. This month, Alex charts new territory to explore the history of pearls with Beatriz Chadour-Sampson



Judith Wilson



Judith Wilson is The Resident's longest serving contributor, editing the interiors section. This month she interviews interior designer Kit Kemp as she prepares to take on the honour of designing the grand entrance for Decorex International

Night at the museum

his job can take you to some strange places. In my short time working for The Resident, I have found myself sharing a bowl of edamame with Rupert Everett, sticking safety pins in a vintage Oscar de la Renta dress and chatting about my broodiness with Sol Campbell. But I never expected that these pages would lead me behind the scenes of my favourite London landmark - the V&A museum. Spoiler alert: there are lots and lots of stairs. We were allowed to enter these hallowed halls for an exclusive shoot to mark the V&A's latest exhibition Pearls launching this September. And so with a case full of pearl earrings, necklaces and rings - we set about creating our own Vermeer. We are indebted to the V&A for the opportunity, and to the crew, for not breaking any ancient sculptures.

Also this month, we celebrate another date on the creative calendar as the exquisite interior design event Decorex International returns – but this year, they have moved to quite an impressive new house. On the 22 September, hundreds of exhibitors will showcase their work at the Perks Field and The Orangery, Kensington Palace, and we can't wait to see what they have in store.

I hope you enjoy this issue.



C. M.Cabe

Catherine McCabe Editor, The Resident Photographer: Neil Coop

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THE BIG SLEEP

Duke of York Square will become the centre for one of London's biggest sleepovers this October to support the homeless. The West London Churches Homeless Concern are inviting members of the public to join them for a night under the stars on 4 October from 10pm to 6am. Entrants will only be allowed to bring with them one sleeping bag and sleeping mat, guaranteed to create an awakening experience as the brisk autumn night draws in. To help the group hit their target of £10,000 to raise enough money to provide regular food, shelter and support for those who need it most, sign up online to get involved. If you would like to participate please email sleepout@wlchc.eclipse.co.uk.

LOCAL LIFE



This month's essential news from your neighbourhood



The perfect mix

Dutiful guests gathered to Eclipse bar to try jean queen Donna Ida's exclusive new range of cocktails. The fashion designer has created a range of signature blends for the SW3 bar. Blogger Peony Lim and former rugby player Steve White-Cooper enjoyed the 'Blonde Moment' blend, while others tried Donna's 'Cautiously Reckless' creation.

- eclipsebars.com; donnaida.com

GET IN TOUCH...



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WIN. A fabulous Charlotte Taylor outfit worth £1,000

We've teamed up with Charlotte Taylor to offer one lucky reader the chance to win an outfit of their choice from Charlotte's new A/W collection.

From eye-catching jackets to classic dresses and funky separates, there's something for everyone here. All the pieces in the collection are designed in top quality fabrics and come in Charlotte's signature prints.

To enter this great competition, simply tell us the name of the street in Chelsea where you will find Charlotte's new store. Email your answer to competitions@theresident.co.uk; entries close on Friday 13 September.

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Talk

MANOR MUSINGS

The architectural historian, writer, and presenter, Jeremy Musson, will give a personal account of his career in a one-off talk for The Vivat Trust's annual lecture at St Paul's, Knightsbridge on 24 September. 'Inspiration of the past: Rome and the English Country House' encapsulates significant periods in Musson's education including his studies in Rome in 1984, where he was taught by eminent picture restorer, Joan Seddon. Wellbrook Manor, a Grade I listed hall house that was once Seddon's home after careful restoration is now under the care of The Vivat Trust and will feature as part of the lecture. Musson's career includes 12 years at Country Life, as both architectural writer and architectural editor and has written extensively on the English country house.

> The lecture starts at 7pm and drinks will follow at 8pm.

> > call 01981 550 753 for details



Photography

The Kennedys EXHIBITION



acques Lowe: My Kennedy Years delves into the lives of one of America's most fascinating families. This collection of photographs of the Kennedy family will mark the 50th anniversary of JFK's death and will be shown at Proud Chelsea between 26 September and 24 November. Taken by



Jacques Lowe, who was first the president's campaign photographer, and later personal photographer, the archive of images captures insightful images of the president both at work and at home with wife Jacqueline and daughter Caroline. Particularly poignant is the fact that Lowe's



HISTORY EXERCISED

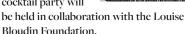
Who would have thought you could combine a history lesson with a couple of hours on your bike? Well, indeed you can. The Blue Plaque Tours enables you to discover a little more about the secret lives of the Royal Borough of Kensington and Chelsea's famous residents by touring some of the many famous blue plaques in the borough on two wheels and the next event is on 14 September. Along the way, you will be told

fascinating stories about Oscar Wilde, Mark Twain and George Eliot, amongst other famous residents. Hosted by John Bailey, a trained 'Original Tour' London Tour Guide, the cycle ride will last for two hours and will take in the quieter streets of the borough. Riders may bring their own bike or hire a Barclays bike from the docking station outside Gloucester Road tube station.

* Tickets £5, visit bikeminded.org

Charity event SILENT LUXURY

Join Lux4good for an evening of art and fashion as they host an exclusive auction of utterly luxurious lots. On September 12th 2013, on the eve of London Fashion Week, London's luxury lovers and philanthropists will come together in aid of the charity Unicef UK. The benefit cocktail party will



 Tickets for the event can be purchased at lux4goodinaidofunicefuk.eventbrite.com.
 Regular tickets are priced at £95.

For more information visit facebook.com/lux4good

Jackie, John F Kennedy and Caroline, Hyannis Port, Massachusetts. August 1960

collection of the Kennedy negatives were once so priceless that no company would insure them so following Lowe's death in May 2001, they were stored in a vault at J.P. Morgan Chase Bank in The World Trade Centre for safekeeping. Sadly, these were destroyed during the tragic events of September 11th and the photographer's

daughter, Thomasina, has spent the last few years working to restore what remained of the negatives. With the help of modern technology, she has been able to put together this special selection of vintage and modern fine art prints. * Proud Chelsea, 161 King's Road, SW3; 020 7349 0822; proud.co.uk

ARENA



Film

BIOPIC OF A PRINCESS

No doubt likely to cause more than one furled eyebrow, the much anticipated Diana movie, starring Naomi Watts is released this month. Charting the secret love affair between Princess Diana and Pakistani heart The resident LOVES surgeon Hasnat Khan, played by former Lost star, Naveen Andrews, it also features the princess's ill-fated romance with Dodi Fayed. The film is directed by Oliver Hirschbiegel who previously worked on the Oscarnominated Downfall about the final few days of Hitler and is scheduled for release on 20 September. & ODEON Kensington, Kensington High

Street, W8 6NA; odeon.co.uk



ART ATTACK

ubbed 'the spiritual home of British art', for its enviable status as the top art draw in the calendar, the British Art Fair 2013 specialises in Modern art (1900-1945) and Post-War art (1945-1970) but also a wide range of contemporary art, from surrealism to post-war abstraction, pop art to Scottish Colourists.

Over 56 exhibitors showcase work at the fair each year and contemporary exhibitors have so far included Edward Burra, Elisabeth Frink, Patrick Heron, David Hockney, Howard Hodgkin, Peter Lanyon and Henry Moore, among others.

This year's show will be opened by Hattie

Morahan, who plays the Royal College, in the recently released film Summer in February. September, tickets £9,

painter Laura Knight, a former graduate of the

♦ The fair runs from 11-15 britishartfair.co.uk

Clockwise from above: Beryl Cook OBE, Car Boot Sale' oil on panel, 1997, from Portal Painters; Banksy, 'No Ball Games', signed screenprint, 2009, from Dominic Guerrini: John Craxton, Bouzouki Player, from Jonathan Clark Fine Art







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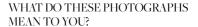
Mr MOONLIGHT

Musician Julian Lennon on broadening his artistic horizons for his exhibition at The Little Black Gallery

WHAT PROMPTED YOUR MOVE FROM MUSIC TO FINE-ART PHOTOGRAPHY?

I don't see it as moving from one creative endeavour to another. I've just added photography. It was all because of a fabulous photographer called Timothy White, who suggested I do an exhibition of my photography. So with his help curating, I held my first ever exhibition in

New York 2010, at The Morrison Hotel Gallery, that's where it really all began and I've fallen in love with the artform ever since. I've never been happier, or busier, for that matter!



Well, they're a combination of two previous shows *Timeless* and *Alone*, both of which capture a moment in time, time 'paused' if you will, when one can either completely free one's mind all of worries, or can reflect on life's tender moment.

WHAT IS THE MOST IMPORTANT THING TO YOU WHEN CAPTURING THESE LANDSCAPES?

A moment that will never be seen again....

HOW DIFFICULT HAS IT BEEN REINVENTING YOURSELF AS A PHOTOGRAPHER?

I've always been an artist on many fronts, aside from music, when time allowed, art was all I did in school. I've always loved all mediums of art, so it's nothing new to me, just new to the public and media, I guess.



Clockwise: Evenfall; Photographer Julian Lennon; A view of Mont Blanc; Blaze



The always been an artist on many fronts, so it's nothing new to me, just to the public and media, I guess

WHAT HAS BEEN THE RESPONSE TO YOUR WORK FROM YOUR FAMILY?

They've never seen me happier, and that makes them happy...

WHAT LANDSCAPE WOULD YOU MOST LIKE TO PHOTOGRAPH?

I never plan any of my landscapes, all of

my shots are wherever I happen to be, although China is somewhere I would like to go and see.

WHICH VISUAL ARTISTS DO YOU MOST ADMIRE?

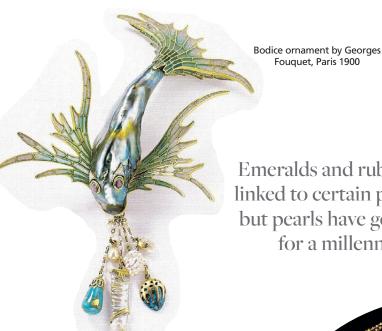
Too many to mention and I don't have favourites as such. I could love one picture by one artist/photographer and 100 by another, but they'd be equally as important to me

 Photographs by Julian Lennon will run at The Little Black Gallery from 5 September to 20 October
 13A Park Walk SW10 0AJ thelittleblackgallery.com





theresident.co.uk 19



Emeralds and rubies are linked to certain periods, but pearls have gone on for a millennia

Fouquet, Paris 1900

It's easy to think of most jewellery-related clichés - all that glitters is not gold, diamonds are a girl's best friend, etc. Yet pearls, always the most mysterious and enticing of all precious items, tend to avoid easy pigeonholing, perhaps because they've been a symbol of both status and beauty for thousands of years, having been as central a part of life in ancient Rome and Egypt as they are now, in a certain sphere of history. Now the V&A is putting on a new exhibition, starting this September in association with the Qatar Museums Authority, that will offer an insight into this most mysterious and fascinating of objects.

The exhibits on display range from the comparatively straightforward to the truly stunning. The pièce de résistance for many might be the single pearl drop earring that Charles I wore on the morning of his execution. According to jewellery historian Beatriz Chadour-Sampson, who has co-curated the exhibition with Hubert Bari of the Qatar Museums Authority, it's a truly unique object. 'That is from a very private collection, and has been handed down within the family, and we will have a reproduction of a note by Queen Mary II, authenticating the origin of the pearls from Charles just before his execution. Men wore more jewels in the 17th century than they were credited for, and this is a really special piece.'

Beatriz, who has worked extensively with the V&A and helped curate the William and Judith Bollinger gallery there, is very excited about what people are going to find out from the exhibition. As she says, 'one of the things is the continuity of fashion for pearls, through centuries and cultures. Emeralds and rubies are linked to certain periods, but pearls have gone on for a millennia. There's never been a lack of them, and their symbolism has continued, anything from happiness and marriage to mourning, whatever the culture. And they're a truly global passion - everyone loves them, whether they're from the West or the East.'

Their iconic status has only grown through the

The pièce de résistance for many might be the single pearl drop earring that Charles I wore on the morning of his execution

Pearl necklace set in coloured gold, likely made in England circa 1850

Frozen by Sam Tho Duong

HOW PEARLS FORM IN AN OYSTER

Ithough most shellbearing molluscs can create pearls – it is those grown from live oysters beneath the surface of the sea that are the most commonly

known. These natural pearls begin life

as an accidental stowaway, a piece of shell or a parasite that lodges itself within the oyster.

As this occurs, the oyster begins to secrete 'nacre' - a hard crystalline substance - around the 'foreign object.' Nacre is composed of microscopic crystals of calcium carbonate, all perfectly aligned, which causes light passing along the axis of one crystal to be reflected and refracted by another, creating a changing rainbow of light that makes pearls so unique.

As layers of this substance build around the object, it will become encased in a light, shimmering coating. The result? A round, silky gem that we have come to call a 'pearl.'



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past 1,00 years. Beatriz points out that 'pearls have always been sought after as rare and perfect examples. The Romans believed that women were vulgar if they wore too many, and had excessive interest in them, and in medieval times, kings and royals had pearls in their crowns, they were sought-after and very rare items of jewellery.'

Apart from Charles I, the roll-call of aficionados is a lengthy one, including Queen Elizabeth I, Catherine de Medici and Mary Queen of Scots. The 20th century's ability to produce cultured pearls on an industrial scale revolutionised their appeal.

When asked for a few of the most iconic pearl lovers, Beatriz is almost spoilt for choice: 'Coco Chanel was especially iconic, wearing a combination of cultured and imitation pearls as part of her costume jewellery, and helped the trade a huge amount. In the 60s, Jackie Kennedy was known for wearing pearls (including imitation ones). And of course there's Marilyn Monroe's necklace, and Elizabeth Taylor's dropped pearls. Marilyn didn't care about jewellery in her private life, but Joe DiMaggio gave her a pearl necklace in 1954. Elizabeth, however, was the opposite, so much so that she wrote a book about it!'

Of course, pearls have always been difficult to harvest, adding to their enormous appeal. Up until the 30s or 40s, diving for them was the same as it had been for millennia - divers wore loincloths, a nose peg and a leather sheath, which made it easier for them to catch the oysters. Around 2,000 oysters were needed to find a natural pearl, which was an astonishingly large number, but the advent of the cultured pearl made it easier; the Japanese entrepreneur Kokichi Mikimoto was the first to develop the technique, just before 1900, of grafting a bead into an oyster to produce the cultured pearl. Both kinds will be on display in the exhibition.

When asked to pick out her highlights, Beatriz simply laughs. 'There are quite a few! There's a wonderful collection of

INSIDERS' GUIDE

Elizabeth Taylor's jewellery has acquired a fame all of its own over the years, and her love for pearls propelled them into mainstream fashion; Sophia Loren was rarely seen without a classic pearl necklace; For Rihanna, when it comes to pearls, you can never have enough



PEARLY QUEENS

Elegant 1950s stars such as Elizabeth Taylor and Sophia Loren played no small part in adding to the timeless allure of the pearl. In 1969, Richard Burton even spent \$37,000 on La Peregrina, a stunning pear shaped pearl for Elizabeth's 37th birthday.

tiaras hailing from 19th century European aristocracy, and some great historical pieces, such as pearls connected with British history. There many Art Nouveau pieces from the V&A itself, including some embroidery with pearls, sewn into gowns. We're also

Coco Chanel was iconic. wearing a combination of cultured and imitation pearls as part of her costume jewellery

going to have some imitation pearls on display, which date back as far as Roman times, and some mass-produced Chinese pearls from rice fields.

The demand for pearls shows little sign of disappearing, with the Baroda Pearls selling at auction for \$7.1 million,

and rumours of Gulf pearls that are even more valuable. Beatriz suggests that the record might be broken quite soon; 'The Mary Tudor pearl at Masterpiece was quite special, and the Hope pearl is one of the best in the world. The price is always dependent on their history, but they can rise.'

And, we can't help but ask, is it true pearls are an aphrodisiac? Which takes Beatriz somewhat by surprise. 'No! Like with all homeopathic medicines, if you believe in it, it might work but there's just no scientific truth. Though I'm no pharmacist, I'd be very sceptical indeed!' So there you have it - they might be enigmatic, beautiful and fascinating, but pearls most definitely are not going to get anyone into bed. Unless, of course, they were a well deserved gift.

& Pearls, V&A and Qatar Museums Authority Exhibition, runs from 21 September 2013 to 19 January 2014 as part of Qatar UK 2013 Year of Culture; vam.ac.uk/pearls



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Interiors NEWS

NEW TALENT

pop into Heal's during London Design 2013, and see their latest Designer Collaborations. Alongside fresh designs by Lee Broom, Jake Phipps and John Galvin, we love Katie Walker's walnut Quadrin chair (£1,200) and table (£4,500). The table gives a twist on a classic pedestal design, with a nod to Eero Saarinen's Tulip table.

heals.co.uk

DESIGN DIRECTIONS

This month the **London Design Festival**swings into action (14-22 September)
with six design destinations and events across
the capital. As well as Decorex International
in Kensington (decorex.com), closer to
home there is Brompton Design District
(bromptondesigndistrict.com). Retailers
and restaurateurs will act as a platform for
new designs. The Chelsea Design Quarter
(chelseadesignquarter.co.uk), will bring
together creative communities along King's
Road, Lots Road and Imperial Wharf.

* For more, visit londonddesignfestival.com

GOTHIC CHARM

This month OKA launches a brilliant new furniture collection: Nicky Haslam for OKA. Nicky Haslam, the internationally known interior designer, has created the full range of 89 pieces, which feature strong shapes and intricate detailing. They are billed as a 'celebration of gothic revival' but also feel perfect for 'now.'

We especially love the Arcady Chair (£495).

See the full range from mid September at the flagship OKA Chelsea store; okadirect.com

INTO THE LIGHT

Louise Bradley has added new furniture and lighting to her sophisticated own-brand range. We love the Lunar lamp, crafted in smoky grey glass with a silk shade (£650). Also new in is the LB fabric collection, featuring over 300 fabrics, from satins to texture cottons. * louisebradley.co.uk

AT HOME

Many of us associate George Smith with beautiful handcrafted furniture. Now the brand has evolved with George Smith Home, a collection of accessories. Look out for fine wool throws including cashmere and merino – shown here are alpaca throws (£270 each) in bright shades – rugs, scented candles and cushions. georgesmith.co.uk







Making an ENTRANCE

Queen of hotel interior design, Kit Kemp, has created the main entrance for Decorex International. She tells Judith Wilson why it will be anything but beige

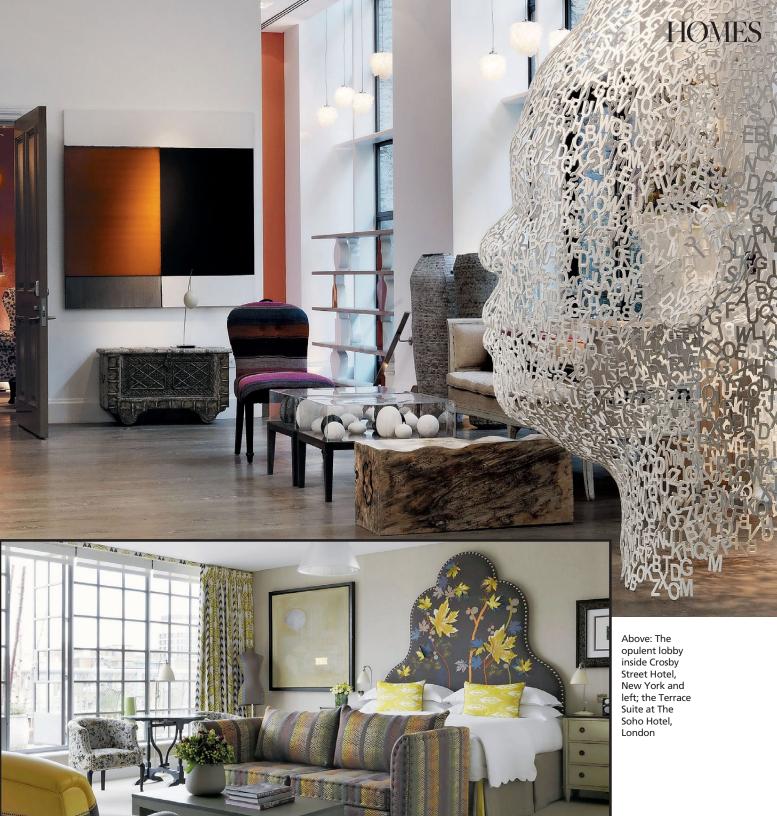


eptember always brings new beginnings, but for the design world, it heralds a particularly exciting landmark. Decorex, the international design show, is moving to a new home in Kensington and is celebrating its 36th year. Even better, Kit Kemp, mistress of uber cool hotel design, has designed the show entrance. 'The theme is Silk Route,' says Kit. 'And that is great fun for decorators and the public alike.'

You don't need to be a tourist to be aware of Firmdale Hotels, the hotel group co-owned by Kit and her husband, Tim Kemp. They own seven boutique hotels in London, including The Soho Hotel, Covent Garden Hotel and

Haymarket Hotel, plus one in New York. Since Firmdale launched, Design Director Kit has established a strong design presence on the hotel scene, with her particular blend of vibrant colour and bold use of scale. She won the Andrew Martin International Interior Designer of the Year award in 2008, and was awarded an MBE in 2012.

So when Decorex opens its doors in Perks Field and The Orangery, adjacent to Kensington Palace, what can visitors expect? Colour, says Kit, and plenty of it. When we speak, she has just attended her first design meeting and says that 'even the size of the space keeps changing'! But by September, the Silk Route theme will be firmly fleshed out.



Kit doesn't want to give too much away. But she does reveal that her plans include a 'treasure chest' bedroom and that, true to her love of all things bespoke, there will be beautifully crafted handmade elements, too.

Back at Firmdale, Kit is working hard on the Ham Yard Hotel. It is their biggest project to date, and is being built on a three quarter acre plot in Soho. The 90-bedroom and suites hotel will launch in May 2014, with a restaurant, bar, spa and car park, not to mention a 175-seat theatre/cinema and a bowling alley. There will be 24 apartments and 12 retail stores too. 'We are planning a garden, and it is exciting to bring greenery into Soho,' says Kit. When pressed for the visual flavour within, she says there is 'no theme'. 'The hotel will have a look of

its own,' she says, enigmatically, so we will have to wait and see.

One suspects that it isn't easy creating a new hotel in the heart of London. It helps, says Kit, to have a track record. Firmdale Hotels have received the Queens Award for Enterprise in 2000, 2006 and 2009. And one of the things she and Tim do best, Kit thinks, is to bring something positive









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to a neighborhood. 'Charlotte Street was full of sandwich bars when we launched,' she says. 'Now there are great restaurants – a good hotel can really pull an area together.'

Kit has created a memorable visual signature for all the hotels, but what comes first – an overall design vision, or individual bedrooms? 'I have a very strong concept of what I want to achieve,' she says. 'But the building must work.' That includes the logistics of getting food supplies in and out, how staff moves around the hotel, how public spaces function. Only then will she focus

So when Decorex opens its doors by Kensington Palace, what can visitors expect? Colour, says Kit, and lots of it

on the design part. 'I think about everything from individual bedrooms to the crockery and logo.' It is no wonder that she has a design team of nine. 'I'm not Superwoman,' she adds cheerfully.

Kit believes that a hotel room should deliver drama, declaring that a beige room is an uninspiring room. 'When someone arrives jet-lagged, they want surroundings to stimulate their senses,' she says. But her approach is subtle. For sure, one public room might have a sherbet yellow wall or a bedroom may include large-scale pattern. 'But

sometimes the theatrical element derives from a clever textural mix, or a beautifully tailored chair,' she says. She loves to use organic, natural textures. Her favourite material? 'Boiled wool.' Favourite colours right now? 'Cobalt and fuchsia – used together.'

Kit's personal vision has been captured in a coffee table book, *A Living Space* (Hardie Grant). Here she has crystallized her design aesthetic, explaining that rooms should be personal, that rules are made to be broken, and that rooms should be 'living spaces'. She enjoyed doing the book. 'It was delicious to flop about at home and

write it,' she says. The book is a visual feast, but offers advice on things like choosing fabrics and mixing patterns.

So with September upon us, and Decorex about to be unveiled, will she escape for a few hours in Kensington, for a little light shopping perhaps? 'I love Willa in Holland Street, as it has wonderful vessels and bits of sculpture,' she says. And, ever sensitive to what makes an area of London special, she'll go for a quick wander. 'There's a blue plaque for Dusty Springfield in Aubrey Walk, and I just love that,' she adds.

- & Kit Kemp, firmdalehotels.com
- & Decorex. decorex.com

The Brumus bar and restaurant at Haymarket Hotel, London



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FASHION

THE LATEST LOOKS AND STYLE GUIDE



Into the DARKNESS

Meet the inimitable man of style, Tom Ford as he prepares for London Fashion week, and celebrate the return of true gothic luxury to the catwalks

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THE MAYFAIR TRIO

Rumours that Victoria Beckham, Christopher Kane and Roksanda Ilincic will be expanding their brands to



Mayfair have set the fashion world alight. The designers are currently set to open their first ever shops in London, and all are said to be targeting Mayfair, the traditional London spot for high-fashion. Victoria Beckham is in talks to open on Dover Street, the location of the Alexander McQueen's successful McQ store, while Roksanda has agreed a deal to open her venue on Mount Street. Watch this space.





IF THE SHOE FITS

Celebrated shoe designer and former cover star of *The Resident* **Manolo Blahnik** has announced that he will present his creations at London Fashion Week for the first time this September. The world-famous 'Manolos' for the Spring/Summer 2014 season will hit the catwalk on 15 September.

Couture princess

Remember the Disney inspired gowns that filled the Harrods window display last Christmas? This November, ten of those couture princess dresses will be on auction at Christie's to raise money for Great Ormond Street Hospital Children's Charity. The dresses, handcrafted by the likes of Oscar de la Renta were each designed to represent a Disney princess.

 The auction will take place on the 13 November at Christie's South Kensington; christies.com



GOT IT MAID

It's that time of year where it feels like everyone is getting married - and for those in the bridal party, there comes the dreaded fear of having to slip on an ill-fitting bridesmaid dress. But it doesn't have to be this way. The Fulham-based brand Maids to Measure have begun to come to the rescue of many brides to be. Over a glass of bubbly, they offer appointments for brides to create unique, tailored dresses with their maids. And if you can't gather everyone together, you can just buy online and choose your design, fit, length and colour.

Unit C2, The Depot, The Gasworks, 2 Michael Road SW6 2AD;

maidstomeasure.com





PROFILE

Renaissance

He's had Beyoncé as a model, and styled Justin Timberlake, but designer Tom Ford says the key to fashion is keeping it simple

ne might think that under the overall umbrella of design, architecture and clothes aren't the closest bedfellows. But in Tom Ford's case, that's just how it is.

In fact, his eureka moment came while studying architecture. 'I know this sounds made up,' he laughs, 'but in early architecture work I did in Moscow, I found greater inspiration in the world around the building I was working on than the building itself. I still loved the craft of shape, but when I realised I could accomplish that in something as engaging and fast-moving as fashion, it was the end of my time as an architect!'

And so, armed with a degree in architecture but a passion for the catwalk fraternity, Austin-born Ford started on a new journey that would soon take him from unadventurous America to inspired Italy.

In 1990 he landed a dream job as a relative unknown at Gucci, shaping the women's ready-to-wear department and quickly making his role the cornerstone of the business's renaissance. When Gucci acquired the then struggling Yves Saint Laurent brand, he did the same. The Italian bastion had been almost bankrupt when he joined. When he departed, it was worth over \$10bn.

But as is usually the case, one's star shines brighter when given its own space. Leaving Gucci in 2004, he set about creating his own empire and one which today – as anyone with a passing interest in clothes will tell you – forms rather than follows fashion.

'It's my name on the products now,' smiles the 52-year-old. 'I'm the face of the brand. It's my personality welded to the brand. But my job is, in equal parts, taking inspiration from outside and inspiring those around me. Having a team with the taste and the energy to take my ideas forward is essential. I love the thrill that we are a unit of creativity,

and that we all work in very different ways.'

Tom's designs are distinct and glamorous but he's keen to play down any suggestion that it's a reflection of his own lifestyle. 'That's just not me,' he says. 'The time I spent in New York, which is just so streamlined, influenced me a lot. You'll see that in my designs, the way I express myself. The lining, the cut, the stitching – that's the glamorous side of me. But away from the fantasy of fashion, my home life is more about taking baths and watching TV!'

But in a world where nothing stands still for very long, Tom – who will play a major role at this year's London Fashion Week, from September 13 – is still passionate about longevity. You sense

My designs, that's the glamorous side of me, my home life is more about taking baths and watching TV

that every conversation wants to come back round to talking about the very notion of clothing, which is practicality.

'I think we're detached sometimes from the essence of what clothing is. London Fashion Week, Milan, Paris... they can all distort reality because there is so much bravado. But sometimes we need to sit still and bring it all back round to the purpose and functionality of clothes. We shouldn't be afraid to do that. It may not be the trendiest way to look at the industry, but it's important to consider flair for what it is... an addition, not a core product.

'The highest compliment for me is making something that people want to keep in their wardrobe. It's my job to give them something that makes them feel beautiful, but that lasts too.'

The evidence can be found through the doors of Tom's impressive 8,000 square foot store on Sloane Street, which opened in June, complete with a VIP salon in signature noir decor.

Away from fashion, Tom likes to escape the glitz and glamour. And when he's not relaxing in the bath dreaming up the next season's 'must haves', he's most likely out in a wide open space somewhere. 'I like to do things that challenge me,' he says. 'And I like the feeling you get when you're out in the middle of nowhere, where you can see for miles in any direction. I guess it reminds me of growing up in Texas. There's a certain peace it brings me.

'Being outside is my perfect getaway. It's really simple. I can't redesign nature – it's just there, and it's already beautiful. I can really switch off from work.'

His other getaway, as cinemagoers will recall, is film. Having universally impressed critics and viewers alike with his 2009 production *A Single Man*, as producer and director he knew, just as with his clothes and make-up brands, exactly what he wanted. The movie, starring Colin Firth as a depressed gay British university professor living in Southern California in 1962, won a BAFTA, and showed the world that Tom Ford is, literally, one to watch.

'It was all very emotional for me!' he smiles. 'I wasn't nervous exactly. I knew what I wanted to do and what I wanted to say with the film. But when it came to the editing stage, the nerves started to creep in. That's only natural. But the reaction to it was wonderful. I'm really thinking about doing another movie. It's so different to fashion but it fits with my desire to create something timeless. And I really cherish that.'

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FASHION

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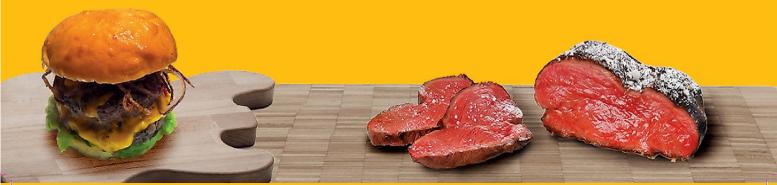
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Your FIVE-A-DAY under the microscope

To mark Tooth Wear Awareness Month this October, Professor Andrew Eder explores the impact eating your five-a-day could have on your oral health

It is recommended by the Government that every person eats at least five portions of fruit and vegetables each day 'to help reduce the risk of some cancers, heart disease and many other chronic conditions'. The general health advantages are not in doubt.

A vital health campaign, supported by World Health Organization (WHO) recommendations, there is nonetheless a growing problem resulting, in part, from the increased consumption of fruit and fruit-based drinks – that of tooth erosion.

The problem with such foods and drinks is that they are acidic, and may cause acid erosion of tooth enamel. The British Dental Health Foundation describes the effects of acid erosion as follows: 'Every time you eat or drink anything acidic, the enamel on your teeth becomes softer for a short while, and loses some of its mineral content. Your saliva will slowly cancel out this acidity in your mouth and get it back to its natural balance. However, if this acid attack happens too often, your

The good news is that you can make some very simple lifestyle changes to help prevent tooth erosion

mouth does not have a chance to repair itself and tiny particles of enamel can be brushed away. Over time, you start to lose the surface of your teeth.'

The good news is that you can make some very simple lifestyle changes to help prevent tooth erosion, such as:

- Drink still water or low fat milk between meals
- Limit fruit juice to one glass a day
- Rinse the mouth with water for 15 to 30 seconds after consuming acidic foods or drinks
- Chew xyitol-containing sugarfree gum or eat a piece of cheese after consuming acidic foods or drinks



- Wait at least an hour to brush teeth after consuming any acidic foods or drinks
- Use a toothpaste that contains at least 1400ppm fluoride and a nonabrasive toothbrush
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WE CAN HELP

Don't be fooled into thinking this can't possibly happen to you or anyone you know. Statistics collated by the NHS suggest that over 75% of adults and more than 50% of children are suffering from some type of tooth wear and, if we continue as we are, this is set

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- 2. Chantecaille Lip Chic Amour £30 available at Space NK; uk.spacenk.comm
- 3. Nutrilips Colour SPF 15 £15; wildaboutbeauty.com

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& Harrods, 87-135 Brompton Road, SW1X 7XL; 020 7730 1234; harrods.com



SPA REVIEW

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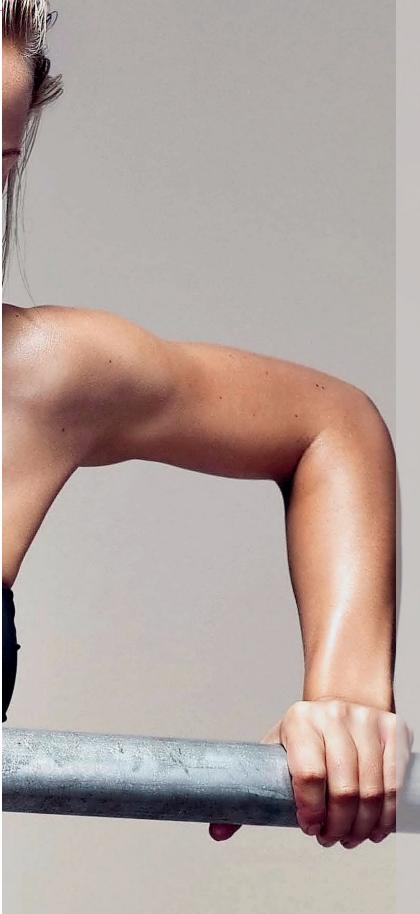
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GOURMET

Food

he Bumpkin restaurants have become synonymous with greatquality British fare in stylish settings, and now their latest opening in the heart of Chelsea is another top-quality success. One of our favourite things here is the Bumpkin breakfast bap, the perfect pick-me-up for a Monday morning, but everything on offer is impressive stuff indeed. ♣ 119 Sydney Street, SW3 6NR; bumpkinuk.com



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This month, Kensington's popular organic café Down to Earth will be expanding from smoothies and sandwiches to a full-on seated dinner service, with a new opening licence until 10:30pm. The fine-dining offerings embrace the 'raw' food concept that's inherently vegetarian and even vegan friendly. We were lucky enough to experiment with their new dishes, which included mushroom ravioli, beetroot flan and the winning recipe the pumpkin hot pot. The dinner menu

* Down to Earth 240-242 High Street Kensington W8 6ND; downtoearth.co.uk



launches this September.

3 of the best chocolate truffles

APPLETON RUM TRUFFLES

Whether you're celebrating a romantic occasion or just fancy a treat, be sure to sample the new collaboration between Appleton Estate rum and chocolatiers Charbonnel et Walker with their new

> luxury truffles. Available from Charbonnel et Walker stores, £11.95

GODIVA TRUFFES LÉGENDAIRES

This month, Godiva are launching a rather splendid gift set of truffles, celebrating their 60-plus year history. Delights on offer in the 'truffes' set include elegant caramel and praline treats. It promises to be a taste odyssey.



PAUL WAYNE **GREGORY CHAMPAGNE TRUFFLES**

If you love champagne and

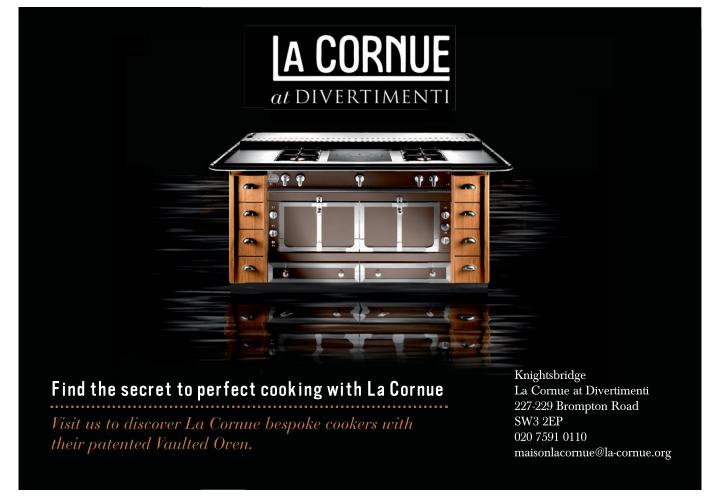
chocolate, then chocolatier Paul Wayne Gregory's champagne cocktail truffles are the stuff of your dreams. With notes of lemon, vanilla and rum, they're the perfect spot of indulgence for an evening with friends or loved ones.

& Buy them at Harvey Nichols, RRP £18.95











Tom Parker Bowles

The classic kebab doesn't exactly have a glistening reputation, but perhaps it's time to think again about this humble delicacy

oner kebab. Two small words, one massive regret. Because it always seems such a good idea at the time, stumbling home in that usual last-orders haze. It's the smell that grabs you first, sweetly spiced seduction. You trip into the shop, momentarily blinded by the fierce glare of cheap strip lights. And watch, in awe, as tissue paper thin slices of charred lamb are carved from that mighty monolith, and lovingly laid upon a bed of virgin lettuce, all enclosed within a beautifully blistered pitta wrap.

Chilli sauce is next, deep scarlet in hue, and squeezed from the bottle with all the art of a Michelin master. By the time the whole thing is ready to attack, you're almost giddy with greed. All this, for less than a fiver. The first bite melds carnivorous heft and pure culinary magic as exquisite, capsicum flecked juice dribbles down your chin. You get home, smile plastered thickly across your face, assault the stairs and slump into a deep, meat-sated sleep.

Six hours later and you wake up. Last night's joy has transformed into this morning's shame. A scrap of fatty meat, grey and stinking, is fixed firmly to your face. And the floor beside your bed is scattered with wilted lettuce, congealed fat and some form of artificial red sauce so lurid and sinister that it seems to glow of its own accord. This was no late night snack, more an unholy alliance of cheap grease and unspeakable disgust. And so another nail is hammered in the creaky coffin of the cheap kebab.

Which is a crying shame. Because at its best, there's simply nothing better, a blissful combination of fat, protein and carbohydrate that makes even the grandest sandwich look positively second rate. Take the version at Taza (on Queensway), my favourite doner stop. There's always a queue at any time of day or night, snaking out of the door and winding down Queensway. They take prime slices of lamb shoulder, and build them up until it resembles the usual 'Elephant's foot'. The meat cooks slowly, basted by the fat, until the whole



This beauteous melange is wrapped in fresh pitta, toasted for a minute or two and passed over into your eager little hands



thing is as bronzed as it is beautiful. Each kebab is cooked to order, the meat sliced and briefly fried, then mixed with lettuce, tomatoes, and a creamy, homemade garlic sauce, as well as a punchy chilli version too.

This beauteous melange is wrapped in fresh pitta, toasted for a minute of two and passed over into your eager little hands. Better still, they have an extras section, so you can pimp your bab. Diced tomatoes, whole pickled chillies, coleslaw, pert and sharp. Best Turkish Kebab, on Stoke Newington Road, are also masters of this particular art. Along with Fulham's Kebab Kid (90 New King's Road), and the chicken shwarma (the Lebanese version of doner with great chunks of meat moulded onto a large spit) at the ever brilliant (and late night) Maroush II (maroush.com).

Then there are the shish kebabs, with the best found in those fine Turkish establishments where everything is cooked over white-ashed charcoal. Here, fat chunks of fillet are marinated then grilled until just pink within. Sauces are always homemade, bread freshly baked. Meanwhile Lahore Kebab House cooks up the Punjabi version of the shish kebab, and very splendid it is too.

Talking of Pakistan, don't miss
Tayyab's (tayyabs.co.uk) take on the
minced lamb kebab, the seekh. The
spicing is perfect, the succulence still
very much there. Patogh (8 Crawford
Place W1H) gives a Persian spin on the
dish. Their bread is excellent too. The
Turkish version, Beyti and Adana kebab,
are magnificent at Dalston's Mangal
Ocakbasi (mangal1.com), and at Meze
Mangal (mezemangal.co.uk) also.

OK, so the late night horror show kebab, stinking of BO and dripping with disgust, will never disappear. But search out the best – be they Turkish, Pakistani, Indian or Lebanese – and they move from late night mistake to all day delight. Proper kebabs. Far too good to waste on the drunk.

NEXT MONTH With summer waving a cheery goodbye, we need some spice in our lives, so I venture to London's finest Indian restaurants



Hart & soul

As Murano celebrates its 5th anniversary this month, we speak to its celebrity chef Angela Hartnett

WHAT IS THE KEY TO MURANO'S SUCCESS?

The success of any restaurant is consistency. People are creatures of habit and will go back to the same place. Now more than anything service is the key. People will forgive a bit of overseasoned meat or the odd thing like that; they will not forgive bad service. You need to make people feel that they're coming to your house.

WHO ARE YOUR TYPICAL CUSTOMERS?

There are a lot of regulars, a lot of people from The Connaught days and lots of customers who come every week. We've got one guy who has a standing reservation every Saturday and comes in with his family.

WHAT IS GOING TO BE ON THE MENU THIS AUTUMN?

We always have pumpkin tortelli – we put it on every year and everyone always says, 'oh when is that coming on'? It comes with a sage beurre noisette, Amaretti biscuits and mustard fruits. Then you've got all the game coming into season so venison, roasted

partridge, plus ceps and other mushrooms. You change according to the seasons. Sometimes you think the food feels very brown and wintery, but you just have to adapt it.

We've changed the format slightly with Murano which is something that we did about 18 months ago. Before we would always have three courses: starters; mains and desserts. We had a tasting menu, but inevitably people would want to swap this and that and we would never say no so we've changed the format and now we do four starters, four pastas and risottos, four vegetarian, four meat and four fish. We serve, two, three, four, five or six courses and there is a price per how many courses you have. You choose what you want which leaves it really flexible. People love it and the fact that it's so flexible, makes it very easy.

YOU HAVE A REPUTATION OF BEING VERY LAID-BACK. HOW DO YOU MAINTAIN THAT?

Your nature is your nature. At the end of the day it's just food and I really do believe that. We don't save lives, we cook for people and you have to set and



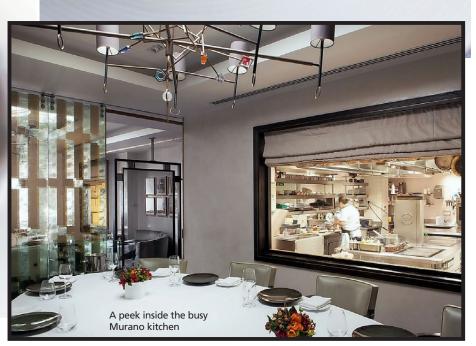
follow a standard. Never truer are the words that 'you are only as good as your last meal' and the moment you start saying 'oh no that doesn't matter' is the moment that you start to take your eye off the ball and things will slowly follow. It's a very rapid descent so you always have to be on it and the key to doing it is making sure you have a good team around you. I love my job and I'm doing reasonably well but you've got to keep things in perspective.

WHAT DID YOU DO BEFORE YOU BECAME A CHEF?

All my mates were going off to university including my brother. I didn't

GOURMET





want to start work straight away and I think that it also gives you another perspective. This industry is hard enough with the hours, so to start doing that at 17 or 18 – there is no way I would have wanted to do that. I wanted to have a bit more of a relaxed time. I liked history, I was good at it and it was the one A-level that I got a fairly decent grade in. I went off to Cambridge Poly and it was great.

WHAT IS IT LIKE FOR FEMALE CHEFS IN YOUR INDUSTRY?

I think it's achievable. When people start arguing the case that women can't do

this, I think it's nonsense. There's always going to be a level of more men then women because women have babies and men don't. It's not being sexist; it's just stating a fact. I don't specifically hire women for the sake of it, I hire people who are good at their job. There are some great people out there such as Lisa Allen, Sally Clark and Ruth Rogers. All these women have just been women because they're good cooks and not because I'm going to fight the feminist bandwagon. I think these days no-one really worries one way or another.



DO YOU HAVE ANY GOOD MEMORIES OF CHELSEA?

I do remember forgetting my keys one day at Petrus and then ringing someone up en route, to go and get them. We ended up opening forty minutes late. Marcus (Wareing) would always be there before me; I don't think I ever got to work before him. I'm not trusted with any keys since. Whenever I have to open on a Sunday or I come in here, I have to have the keys left for me somewhere.

WHAT'S YOUR FAVOURITE THING TO EAT?

Roast chicken, really simple and plain with lemon and thyme.

HAVE YOU HAD ANY TIPS FROM GORDON RAMSAY?

Consistency and making sure you keep your standards – that really is the thing that I learnt from Gordon at a very early age. And always keep moving forward – don't think you've done it, as you never really have. Gordon was extraordinarily enthusiastic about new dishes and would be the one who would say, 'I've brought this back, take a look.'

WHAT CAN PEOPLE EXPECT FROM YOUR NEW ST JAMES'S RESTAURANT?

I'm looking to create something relaxed, informal and accessible, with a focus on traditional and regional Italian dishes. We're about to see huge changes in St. James's so it's exciting to be contributing to this as the area becomes an outstanding destination for culture and dining.

4 020 7495 1127; muranolondon.com





Layalina was established in 2009 in the stylish neighbourhood of Beauchamp Place. This fine dining restaurant offers a modern take on Lebanese cuisine while only being a stone's throw away from Harrods. The range of dining options at Layalina is extensive, ranging from canapés to fine dining and seven course taster menus. With its growing popularity Layalina also offers external catering services to numerous offices and private functions.

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"We have a passion for food

Virtually everything we serve at Privée has been prepared freshly for you by our experienced kitchen team led by executive chef Joseph Chahine. Our set menu is packed with a fusion of Mediterranean flavours. Please note that we want you to have a relaxing evening with us and as such we serve your taster menu courses to you throughout the evening."

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GOURMET

BAR of the month

THE HALKIN BAR

The Halkin hotel is one of London's most tucked-away secrets and so it comes as little surprise that the bar here is suitably swish. The cocktails are anything but cheap, but entirely excellent – my favourite was a little concoction called The Cult, a blend of cognac, orange and lavender jam.

Something that's particularly of interest is the new tapas menu, which offers a welcome touch of Spanish flair to the enterprise. Provided by the next door restaurant, Ametsa, the dishes on offer range from the conventional (croquetas, jamón) to the exceptional, such as 'foie totems' and little parcels of squid ink ravioli. As we tucked into a spider crab donostiarra, our waiter's descriptions made the tapas (all very reasonably priced) seem like one of the best options around here. Make sure that you try a large glass of the excellent, refreshing Sangria while you're at it - on a warm night, you could almost be in a Basque bar, enjoying the season to the full. Alexander Larman

Halkin Bar, Halkin Street SW1X 7DJ; comohotels.com/thehalkin





The new tapas menu offers a welcome touch of Spanish flair to The Halkin



Patara

have never quite been able to make up my mind about Thai food. After spending two ill-fated months wandering around the Khao San Road in fisherman pants at 19, my memories of 'real' Thai cuisine boiled down to oily Pad Thai, generally prepared on a street corner, flecked with bits of undercooked egg. At Patara in Beauchamp Place, however, you won't find a greasy noodle in sight—this is a strictly upmarket venture; and they have the scallops to prove it.

An international chain created by Khun Patara Sila-On, Patara came from humble beginnings as a Bangkok ice-cream parlour. Now, they have restaurants everywhere from Geneva to Soho. The second I arrived, I was greeted by an adorable gent with round rim spectacles and an eternal smile who immediately placed a glass of 'Thai wine' in my hand. With a name like Monsoon Valley, I was suspicious, but pleasantly surprised by the light passion fruit and guava flavours.

The pre-starter of prawn crackers seemed like a strange choice; but they were unexpectedly tasty, and full of spice – I'll never be able to eat those sticky Styrofoam imposters from the local Chinese take-away again. These were swiftly followed by delicious Thai

fish and prawn cakes with cucumber salsa – but the chef d'oeuvre was the tender lamb shank with red coconut curry. The meat fell from the bone as though it as been on slow-cook for days; though the excessive portion size here is not for the faint hearted.

Whatever you do at Patara, don't skip dessert – their chocolate pudding was better than any I've experienced – and was made even better by their full-flavoured mango sorbet. If you have yet to discover the finer side to Thai food, Patara is a good place to start.

* 9 Beauchamp Place SW3 1NQ pataralondon.com



King prawns with a touch of fine-dining class at Patara's Beauchamp Place branch

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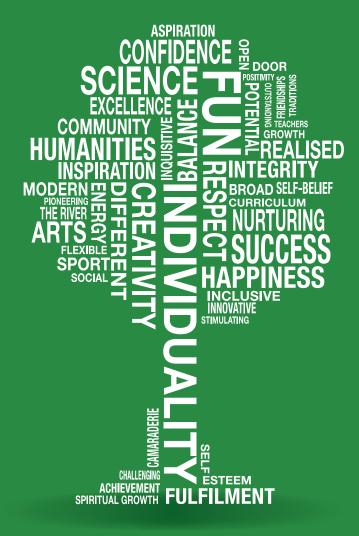
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Numbers are not restricted on these afternoons and everyone is very welcome.



SIXTH FORM OPEN AFTERNOON

Wednesday 9th October 2013



For further information contact: e-mail: registrar@godolphinandlatymer.com

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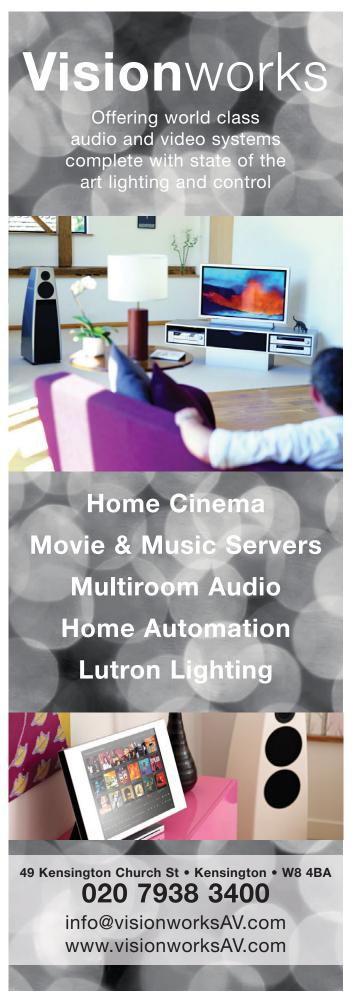
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uxury-travel lovers listen up: The Seychelles is calling your name. Picture the crystal clear water, white sandy beaches and laid-back living of island life. Now, change the scenery. Keep the sand, but imagine dunes, desert-style, and throw in a few sky scrapers. Try the world's tallest man-made structure... That's right, from The Seychelles to the United Arab Emirates (UAE) in one paragraph because, it transpires, it is remarkably easy to travel between the two destinations.

We started in the United Arab Emirates. The high-end airline, Emirates transported us - in spectacular style from London Heathrow to Dubai in around seven hours. On arrival we were whisked away to out accommodation, Raffles Dubai, which was a mere 20-minute drive. Look our for the distinctive exterior, which is built in the shape of an Egyptian pyramid, and be wowed as you enter the luxe marble lobby. There's a running theme throughout the hotel, which has 252 rooms and suites that claim to be the largest in the city, so see if you can spot the four elements of life – earth, air, fire and water whilst inside.

Dubai has tourist attractions a-plenty; we took in but a few and still felt like we'd had a rich and varied stay. From dune bashing and a desert safari to some serious shopping in the Dubai Mall (which has over 1,200 stores and a gigantic aquarium), we busied ourselves in this buzzing city and sought rest and recuperation back at the Raffles Dubai Spa. Raffles Spa features exclusive rejuvenating treatments, inspired by Asian, Middle Eastern and European traditions, but more on that later.

Sticking with the fashion theme, we also enjoyed a Fashion Afternoon Tea back at the hotel, a very British tradition given a stylish Dubai twist (sandwiches in the shape of dresses, decadent cakes shaped like handbags etc).

There are seven restaurants within Raffles Dubai, our favourites included Fire & Ice, a sophisticated grill that's reminiscent of the New York Meatpacking District and TOMO, an authentic Japanese Restaurant that comes with superb views as it's positioned at the peak of the pyramid. Also at the top of the pyramid, you'll find trendy nightclub People by Crystal, perfect if you really want to let your hair down without leaving the building.



As all holidays, our time in Dubai came to end, but it wasn't all bad as next up we were Seychelles bound.

Seychelles International Airport on the island of Mahé is around a four-hour flight from Dubai. To continue our journey with Raffles we boarded a short flight (around 15-minutes) to Praslin island (at 38 km² it is the second largest island of the Seychelles, 44km northeast of the largest, Mahé). On arrival at Raffles Praslin Seychelles we were greeted with the words 'welcome to paradise'. I'm not sure that words or photographs can really do justice for what we were set to experience during our stay, but in hindsight paradise isn't far off.

The outdoor terraced lobby here is a far cry from the decadence of Raffles Dubai but its breathtaking views and general demeanour hint to the fact that this is a different kind of place altogether.

It was Earth Day when we arrived and we were just in time to help the team and guests plant trees. In years to come the trees we planted then will have grown tall, to replace the foliage that was removed to accommodate the resort, returning the Seycelloious scenery to its former glory. Another benefit of that is how private it will make the resort, we're told it will be hard to see on the approach. After a week there it becomes clear that privacy is key. There are 86 villas each with a private plunge pool, balcony, outdoor pavilion and butler service available round-the-clock so you never have to leave your villa should you choose not to. Though we heartily recommend that you do, even if

it's just to lounge by the (much larger)



communal pool with a cocktail in hand or to shuffle down to the beach.

Remember, though, there is an island out there and it would be criminal to go and not explore it. Praslin is home to the endemic Coco de Mer palm tree, which produces its distinctive-shaped nut (which will be stamped into your passport on arrival). Head out to the Vallée de Mai, a UNESCO World Heritage Site, to see where it grows. Or take a boat across to Cruiseuse island (we suggest you do both), the only other place the Coco de Mer grows. Cruiseuse is also home to over 500 giant tortoises. They are friendly giants, who like to be tickled under the chin (but avoid the backs of their necks or near their shells). While island hopping, La Digue is another nearby on which you can hire bicycles. We took a cycling tour of the island before enjoying a traditional lunch.

Back at Raffles Praslin Seychelles work off your meal and stretch out with pilates in the pavilion, a serene experience with the gentle ocean breeze and the sounds of the waves. Or kick back and enjoy a pre-supper cocktail (try the Praslin sling). Food at Raffles Praslin Seychelles brings together local culture and world cuisine. Head to Losean Restaurant for contemporary Mediterranean dishes while Curieuse Restaurant specialises in seafood. Private and alfresco dining is also available, our last supper on Praslin was suitably romantic and memorable as we dined on the beach.

try creole cuisine with

a beach barbecue

RAFFLES EXPANDS

Elite Vacations (01707 371 000; elitevacations. com) has 4 nights at Raffles Praslin Seychelles in a Bay View Pool Villa and 2 nights at Raffles Dubai in a Signature Room from £2049 per person, saving £800 per couple. Based on 2 sharing on a B&B basis. Price based on stays 10 Jan to 30 Mar 2014. Includes 1 night free at Raffles Seychelles and an early booking discount of 15% if booked at least 15 days before arrival. Includes economy class return flights with Emirates from London Heathrow, inter-island flights in Seychelles and Dubai.

* raffles.com/Dubai; raffles.com/Seychelles

TRAVEL



verlooking the Gulf of Naples sits the pretty town of Sorrento, a welcome retreat from its frantic neighbour across the water. Famed for its production of limoncello, the historic town, home to just 16,500 inhabitants, instantly introduces you to a slower pace of life amid a maze of narrow streets.

Perched on the town's cliff-top edge was to be my home, the Grand Hotel Excelsior Vittoria, dating back to 1834 and still owned and managed by the Fiorentino family. The hotel enjoys fantastic sea views and large grounds; a lush Mediterranean garden permeated by sweet white wisteria, stretches over 20,000 square metres and is lined with orange and lemon groves. Legend has it the Roman Emperor Augustus had a villa nearby and original ruins can be found.

If the devil is in the detail, it is clear why grandmother still reigns as matriarch, evidenced by her choice of locally sourced antique furniture pieces that capture the romance of a bygone era. With its exquisite period features, frescoed ceilings and intimate atmosphere, it is no surprise the hotel has

attracted numerous celebrities such as Sophia Loren, Luciano Pavarotti and even British royalty.

Grandson, Guido Fiorentino, is the current President and CEO and has modernised the rooms with the required comforts. He has raised the bar too with a new Michelin star chef at the hotel's Terrazza Bosquet Seafront Restaurant whose creative style was on show with unusual but delicious dishes like the homemade seaweed pasta.

You never need do more than simply laze about: my Stress Relief Ritual at the hotel's spa was a soothing 50-minute body massage. We were rewarded for venturing out with a boat trip along the coastline – passing the Punta Del Capo beach – and lunch at Lo Scoglio in Marina del Cantone with its famous zucchini and three cheeses dish.

Should you seek adventure a little further afield, a trip to the UNESCO World Heritage Site of Pompeii is a must – the ampitheatres, roman baths and brothels, give a remarkable insight into day-to-day Roman life before its demise.

Kat Hopps



TRIP NOTES

❖ 3 nights at Grand Hotel Excelsior Vittoria, Sorrento, costs from £732 per person, based on 2 sharing a classic room on a bed & breakfast basis, including return flights from London Gatwick to Naples and private transfers booked through Classic Collection Holidays (0800 294 9324). Grand Hotel Excelsior Vittoria, Piazza Tasso, 34 – 80067, Sorrento, Italy, +39 081 877 7871; exvitt.it



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4 01874 754525; enquiries@llangoedhall.com



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* High Street, Windsor SL4 1LH, 0844 879 9101;

MacdonaldHotels.co.uk/Windsor

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- ❖ Period home on Gilston Road, SW10, from Charles McDowell
- ❖ Pimlico: why now is the time to buy in this hot destination
- Indulge the senses and soak up the best five bathrooms

struttandparker.com

Albert Court, Knightsbridge SW7





A striking modern penthouse with open plan living accommodation, a large terrace and garage.



2,499 sq ft (232.2 sq m)

Reception/dining room/kitchen | Three bedrooms | Three bathrooms | Study area | Roof terrace | Underground parking | Lift | EPC rating C

Knightsbridge 020 7235 9959 JSA: Chesterton Humberts 020 7937 7244

Pont Street, Knightsbridge SW1

£3,950,000 Leasehold



A recently refurbished three bedroom penthouse with a dramatic roof terrace offering views over London.



1,781 sq ft (165.5 sq m)

Guest cloakroom | Roof terrace | Lift | EPC rating C

Knightsbridge 020 7235 9959JSA: W.A.Ellis 020 7306 1610



resident



ne of the areas of the home where you can really make a statement is the bathroom, and we have five outstanding examples for you this month. I've also been finding out why Pimlico, with its elegant architecture and central location, is so much more than a poor man's Belgravia, as well as bringing you up to date with the latest property news.



KarenTait, Property Editor





EDITOR'S PICK

Where do I start on reasons why I love this completely refurbished four-bedroom Chelsea townhouse? The pretty garden and sunny roof terrace? The cosy library? The wonderfully airy conservatory-style kitchen-diner? The fact that almost every room has a log fire? Welcoming in summer and winter, it's a fabulous example of a timeless London home.

* Glebe Place, SW3: £8,500,000 (Knight Frank, 020 7349 4300)

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 $96\ AGENCY\,NEWS\,\mbox{New appointments}$ and the latest news from your local agents

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PROPERTY FRONT COVER
Period home on Gilston Road,
SW10, price on application,
Charles McDowell,
0203 551 2545

NEWS

Mind the gap

Is Fulham the new Chelsea? The star performer is bridging the gap between prime and SW London

he prime London residential market recorded the strongest price growth in the second quarter of 2013 for over a year, defying expectations that values would flatline this year, according to research from Savills. Prices rose 2.5% between April and June, bringing annual growth up to 6.6%. However, there are significant differences in performance between locations. The strongest growth was in the predominantly domestic markets of prime south-west London, where values rose 3.2% in the last quarter and annual growth is now 8.5%.

The real star performer is Fulham, outperforming all other districts across

prime London with an annual growth of 13% at the mid-year point. In fact, £1m invested in a Fulham property would have gained £2,500 per week over the past year, compared to £845 in prime central London.

'Fulham is a classic example of an area which has undergone ultragentrification, attracting international and domestic buyers who, despite significant wealth, have been priced out of the central London market,' says Lucien Cook, director of Savills residential research. 'Such migration of wealth is being seen from Chelsea to Fulham, Kensington to Battersea and Wandsworth, and from Notting Hill to Chiswick.'

STUDENT DIGS

In central London's best addresses, where rents can top £1,000 per week, affluent 'silver spoon' overseas students are renting luxury apartments alongside bankers, oil industry tycoons and advertising directors, according to a report from estate agent Wetherell, with lettings data provided by market intelligence group Dataloft.

BUYING AND SELLING

Research from Strutt & Parker concludes that the bulk of their buyers and sellers across prime central London are aged 30-59 (80%), with a fairly even spread between the three age groups within that section (30-39, 40-49, and 50-59). Most sellers work within the finance sector (almost 30%), with the next largest group being property developers. Similarly buyers consistently work within the finance sectors (36%). The majority of sellers are UK domestic (76%) with 63% of buyers also being from the UK, although this does vary from one office to the next.

FOREIGN INVESTMENT

With over 83,000 new-build units in inner London's pipeline, research from LCP (London Central Portfolio) reveals that these new developments will bring an additional £2.8bn to the national tax coffers through VAT and SDLT, and inject £5.2bn into the UK economy.

However, calls from government ministers to limit foreign investment into London's new developments, could bring a halt to this growth.

According to LCP's research, 44% of London's new-builds are bought by

buy-to-let investors – 36,630 new apartments over the next few years, providing 'housing for international students, foreign visitors and corporate executives, all sectors the government is actively promoting,' comments Naomi Heaton, CEO of LCP.

The average price of London newbuilds is now £820/sq ft. Based on an average salary of £32,000, Londoners could never afford these developments, says LCP. Prices would have to fall by 54% to match the 'price to income' ratio of the rest of the country.



Prime numbers

Key statistics for the first half of 2013

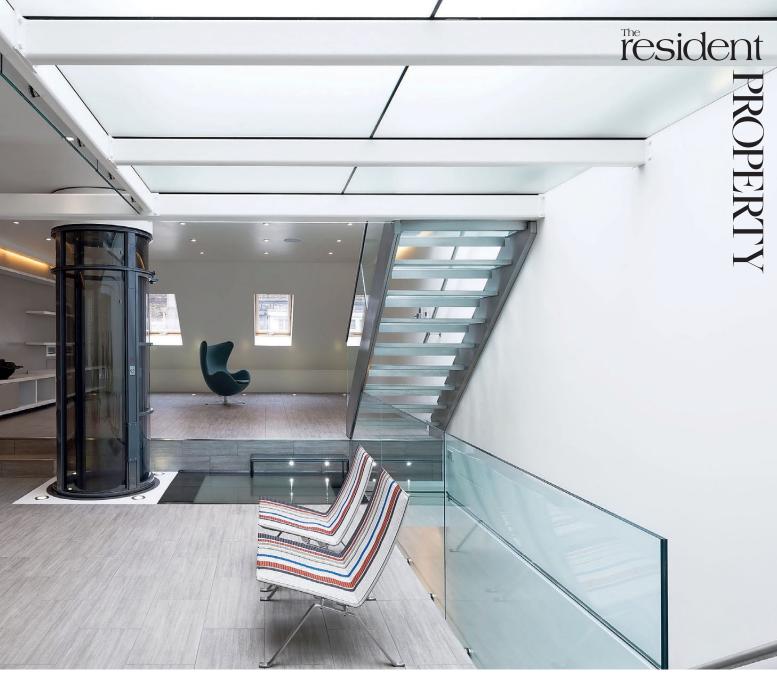
 27° of sales over £2m

 22^{O} increase in £ per sq. ft. since 2010

£1,126 average £ per sq. ft. (flats)

£1481 average f per sq. ft. (houses)

Source: Crayson Market Intelligence Report, Summer 2013. (W14, W11, W10, W8 and W2):



SPACIAL AWARENESS

With space at a premium in many London homes, an innovative refurbishment of a mews house in Elvaston Mews, SW7, could point the way forward. Space was doubled within the 19th-century terraced property house (from 1,800 sq ft to 3,650 sq ft), when it was re-structured by property development company McKinkey Spaces, who spent a year researching and visiting 150 London mews houses.

Features include a retractable roof terrace on the top floor, a 'living' wall, multi-use spaces, a three-storey atrium, and glass stairs and landings which allow natural light to flood through to the lower ground floor.





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Jason North Strutt & Parker, Chelsea



Why short leasehold flats could now be the thing to buy in Prime Central London

nterest in flats with only a small amount of years remaining on the lease, has up until recently, been the domain of a small group of highly experienced investor/traders. This group of buyers is not afraid of taking on the large estates to either extend the lease or buy a share in the freehold interest.

Such is the lack of stock in the Prime Central London market, that this sector of the market is attracting greater attention as a possible entry point for cash-rich end users keen to get something in a contracted market. Whole areas of Chelsea and Belgravia, previously discounted by what was a predominantly conservative domestic market, are now being hotly contested by buyers from abroad with a nose for an opportunity.

In very basic terms, any flat with an original lease of greater than 21 years can be extended by 90 years. Of course, if the law ended there, this sector of the market would not be considered such a minefield. Anyone wanting to consider properties with short leases is strongly advised to speak to professionals who can plot a route through the legalese. Strutt and Parker have one of the most experienced teams and can explain the process to make things clear.

Such a flat exists at the moment in Sloane Court East. With only two years remaining on the lease, this flat is being sold for £200,000, subject to contract – a mere bagatelle. This is not a studio on the sub-lower-under basement of a modern monstrosity, but a large, airy two double bedroom third/fourth floor maisonette with a roof terrace and lift. Sure, it needs modernising but how many newly installed kitchens do we pass these days on the skip about two hours after the owners have just moved in? These properties offer buyers a way of getting into a market which currently has about as many angles as a circle! * Strutt and Parker Chelsea, 020 7225 3866



This two/three bedroom upper maisonette in Sloane Court East (with lift) has a south-west facing terrace and access to communal gardens. The 1,385 sq ft property comes with a two year lease expiring in September 2015, which can be extended by 90 years under the Leasehold Reform Act. It includes two bedrooms, two bathrooms, two reception rooms, a terrace and guest cloakroom. £200,000 Leasehold.

This market sector is attracting greater attention as a possible entry point for cash-rich end users





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Kings Road, Chelsea SW3

£875,000 Leasehold



A contemporary, newly refurbished one bedroom flat situated on the fifth floor (with lift), with incredible far reaching views over the heart of Chelsea and a superb terrace.

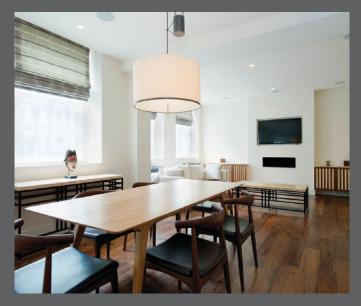


578 sq ft (53.7 sq m)
Entrance hall | Open plan kitchen/drawing room | One bedroom |
Bathroom | Balcony | Lift | Porter | EPC rating C

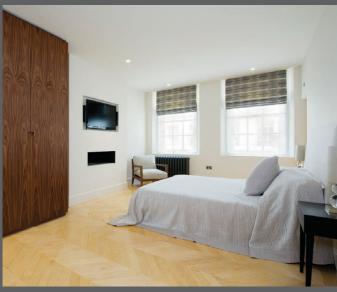
Chelsea 020 7225 3866

Coleherne Court, London SW5

£2,295,000 Share of Freehold



An excellent two bedroom flat which has undergone extensive refurbishment, offering generous entertaining space and a contemporary feel throughout.



1,303 sq ft (121 sq m) Reception room I Kitchen/dining room I Two bedrooms with en suite bathrooms I Private communal gardens I EPC rating C

West Chelsea 020 7373 1010

STRUTT&PARKER

Ormonde Gate, Chelsea SW3

£2,500,000 Share of Freehold



A stunning two bedroom second floor apartment in this handsome and well maintained building, with beautiful far reaching views over the playing fields of Burton Court.



1,083 sq ft (100.6 sq m)
Drawing room I Kitchen I Two bedrooms I En suite bathroom I Shower room I Caretaker I EPC rating C

Chelsea 020 7225 3866

Hornton Street, Kensington W8

£2,000,000 Leasehold



A charming and ideally located three bedroom maisonette, occupying approximately 1,548 sq ft, on the raised ground and lower ground floor of an impressive Grade II listed house.



1,548 sq ft (143.8 sq m)
Drawing room | Dining room | Kitchen | Three bedrooms | Three bath/shower rooms | Access to communal gardens | EPC rating D

Kensington 020 7938 3666





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Seymour Walk, Chelsea SW10

£2,950,000 Freehold





A beautifully refurbished three bedroom house situated in this popular and quiet cul-de-sac.



1,607 sq ft (149.3 sq m)
Drawing room | Kitchen | Dining room | Three bedrooms I Two bathrooms I Study I Garden I EPC rating E

West Chelsea 020 7373 1010 westchelsea@struttandparker.com

Bywater Street, Chelsea SW3

£3,250,000 Freehold





A well-presented period house with west-facing garden, located in this pretty cul-de-sac just off the Kings Road.



1,423 sq ft (132.2 sq m) Drawing room | Kitchen/dining room | Two bathrooms | Garden | EPC rating D

Chelsea 020 7225 3866 chelsea@struttandparker.com

STRUTT&PARKER

Old Church Street, Chelsea SW3

£4,475,000 Freehold



This beautifully renovated family house stands within the highly sought after location of Old Chelsea.

2,635 sq ft (244.8 sq m)

Drawing room I Kitchen/living/dining room I Five bedrooms I Five bath/shower rooms I Garden I EPC rating E





West Chelsea 020 7373 1010 westchelsea@struttandparker.com

Kelso Place, Kensington W8

£2,850,000 Freehold



A lovely four bedroom, non basement house, with a wonderful 33ft long west-facing garden as well as off-street parking.

1,462 sq ft (135.8 sq m)

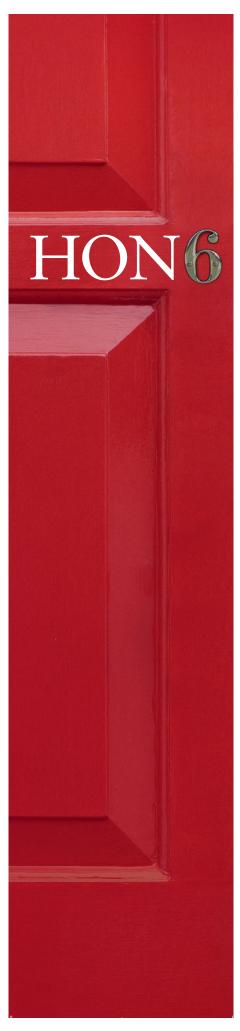
Drawing room | Kitchen/breakfast room | Four bedrooms | Two bath/shower rooms | Garden | Off-street parking | EPC rating D





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Agency MEWS

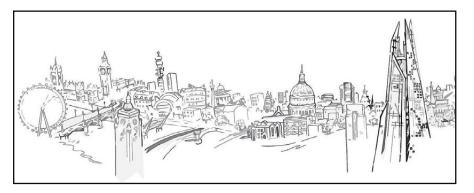
A round-up of the latest movers and shakers and good deeds happening in Kensington and Chelsea

Expansion for agency Concept Spaces

pmarket estate agents, Concept Spaces, has offered the opportunity for new vendors and landlords in Central London to pay the company what they like, with no minimum fee, based on the service that they receive. The unusual scheme, which has been launched to coincide with the opening of Concept Spaces's new Mayfair office, marks an expansion of the company which has grown through word of mouth over the past six years and aims to provide a

high quality and transparent service.

MD Saad Elani comments, 'We wanted to introduce a fresh idea and something truly different to the industry. We have grown our company on the strength of recommendations and by providing a bespoke and personalised service. This unique offer is simply an extension of our company ethos and provides an opportunity for our clients to pay us based on the level of service that they receive.' + conceptspaces.com





Setting a gold standard

Maskells has announced a new lettings and property management department for the company. Peter Hermon-Taylor, Maskell's Managing Director, Lettings, explains, 'We have listened to the frustrations of existing landlords and tenants. Our sole aim is to provide our clients with an unparalleled level of personal service and professionalism right from the initial point of contact to the bespoke management of their property and beyond.'

He adds, 'We have employed an exceptional team of leading lettings industry experts, all of whom are ARLA registered, and we utilise the most up to date selling tools for our clients' properties to secure the best tenant at the best rent for our landlords.'

♣ maskells.co.uk

resident

Up and down

Strutt & Parker has reported mixed fortunes from the results of their second quarter sales figures for 2013. There has been a marked rise in sales properties under £2m, up from 9% last year to 38% this year, but volumes of sales above £5m were down by 19% on 2012. And sales in the core market of £2m-£5m have shown little change overall since last year.



Harry Wigram, Partner at Strutt & Parker Chelsea comments, 'The market was much busier in the second quarter of 2013 after a slow start to the year – we believe activity in the lower core market will continue throughout much of the summer when typically the domestic house market slows down in August.

He adds, 'We expect the autumn market to return to normality after the summer holidays as long as London doesn't experience the terrible weather it did at the beginning of the year, which kept a lot of our reliable international buyers far away!'

* struttandparker.com



Resolute Ramblers

Employees from agent W.A. Ellis have raised a remarkable £14,000 for children's charity, Action Medical Research, after completing a gruelling 40 mile walk. Nicknamed 'The Plod', the endurance challenge involved teams of five by five taking on the South Downs Way National Trail, starting from the Devil's Dyke in Brighton at midnight on Friday 26th July. 'Plodders' successfully navigated hazards including rain, bramble paths and mountains, in addition to one mishap involving a team member who took a wrong turn and found themselves approaching the M25.

Caroline Copland, Director of Marketing at W.A.Ellis, comments, 'We are incredibly grateful to all of our Plodders, as well as everyone who pledged money to Action Medical Research, one of our three chosen charities for this year. It was a fantastic team-building experience between colleagues, suppliers and clients all working together, which underpins our approach to business and commitment to the best possible outcome – no matter how many obstacles we face en route!'



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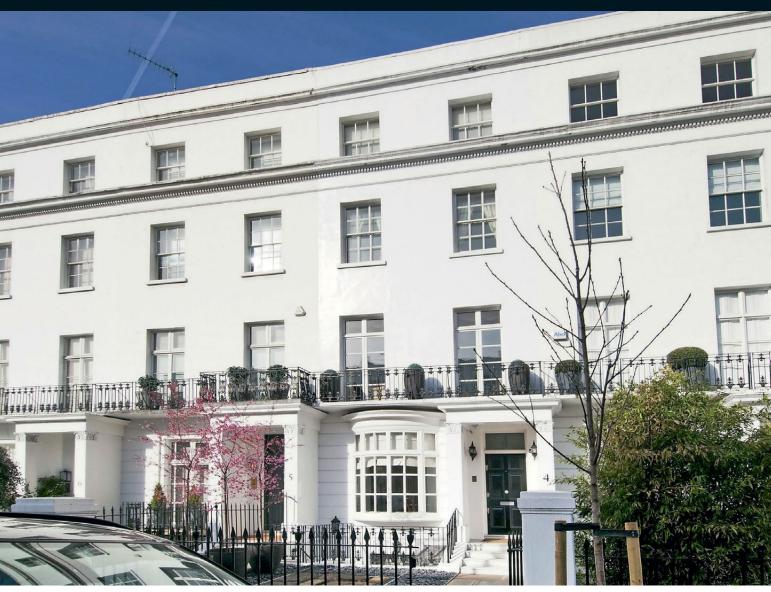
£2,950 per week furnished

Prime Knightsbridge family flat

Entrance Hall | Double Reception Room | Fitted Kitchen | Study/Bedroom | 3 Further Double Bedrooms Single Bedroom | 2 Bathrooms | 2 Shower Rooms | Porter | EPC=D

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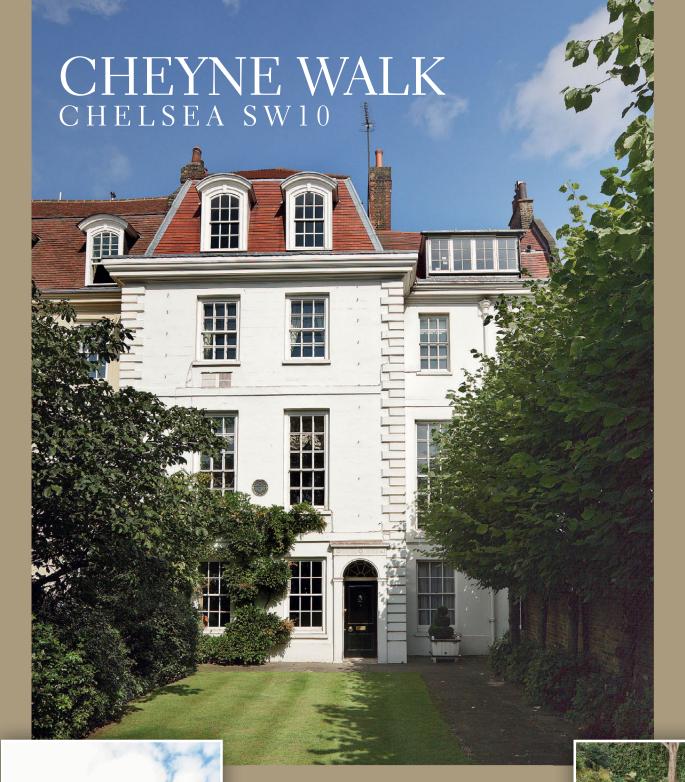


WALTON PLACE, SW3

£8,750,000 Freehold

Freehold house with planning to extend

Drawing Room | Dining Room | Kitchen/Breakfast Room | Study | Master Bedroom with Ensuite Bathroom | 4 Further Bedrooms | Media Room/Bedroom 6 | 3 Shower Rooms (2 Ensuite) | Balcony Paved Front Garden | 30' Paved Rear Garden | Storage Vaults | Outside Storage | EPC=E

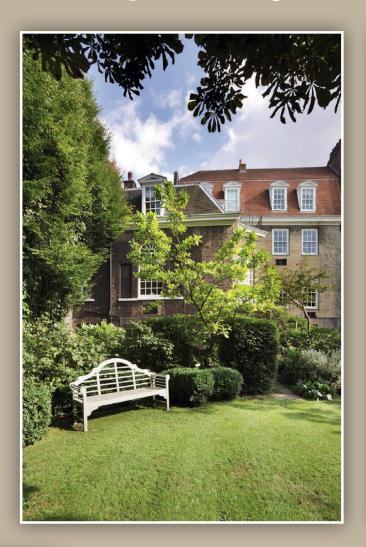


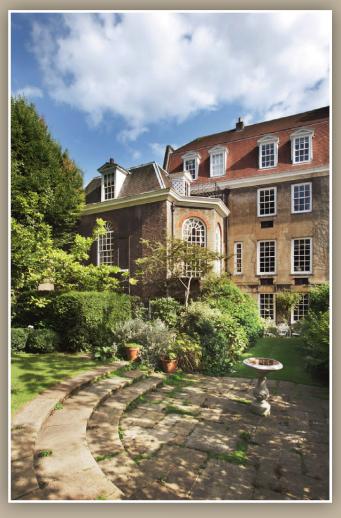
This magnificent and impressive substantial house is set back from the road behind a walled garden and a private driveway, leading to its own courtyard. There is a wonderful walled garden to the rear of the property with provision for off street parking for several cars.

Detailed planning and listed building consent was granted by the Royal Borough of Kensington & Chelsea on 26th February 2013 for a substantial redevelopment, extension and reconfiguration of the property (permission valid for 3 years) to comprise approximately 1,702 sq m (18,320 sq ft).

The property currently comprises approximately 1,518 sq m (16,337 sq ft). Brochure, floor plans and further details available from the joint sole agents.

An important and historic Grade II* Listed property with planning and listed building permission to extend, redevelop and redesign.







Freehold Guide Price £30millio

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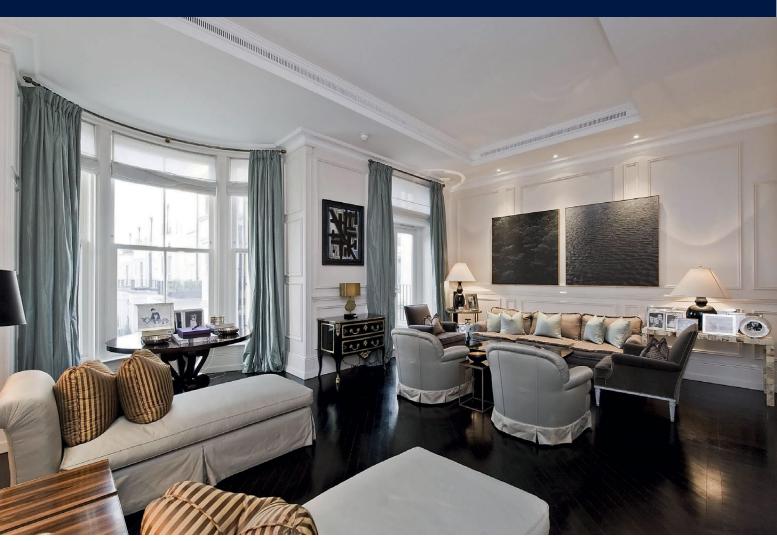
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STUNNING HOUSE IN SECURE DEVELOPMENT WITH PARKING AND LIFT WYCOMBE SQUARE, W8

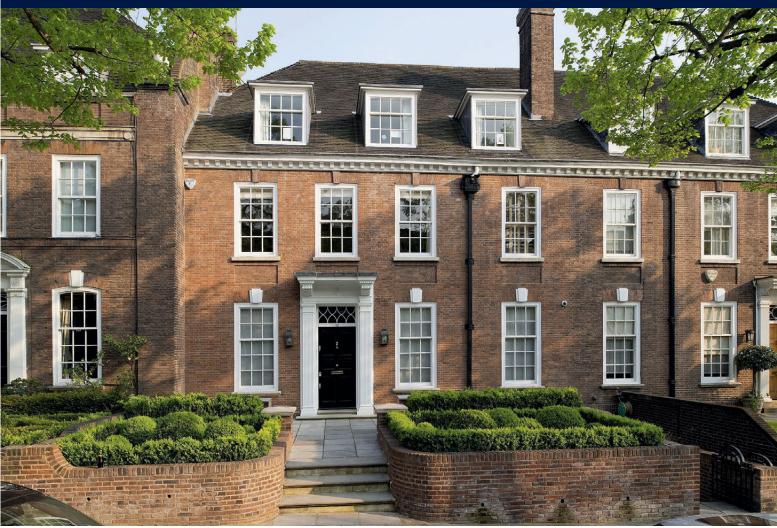
First floor drawing room ◆ dining room ◆ sitting room ◆ playroom ◆ kitchen/ breakfast room ◆ 5 bedrooms ◆ 5 bath/shower rooms ◆ lift ◆ garden ◆ double garage ◆ 24hr security ◆ concierge ◆ 461 sq m (4,958 sq ft) ◆ EPC=C



Savills Kensington Johnny Fuller jlfuller@savills.com 020 7535 3300

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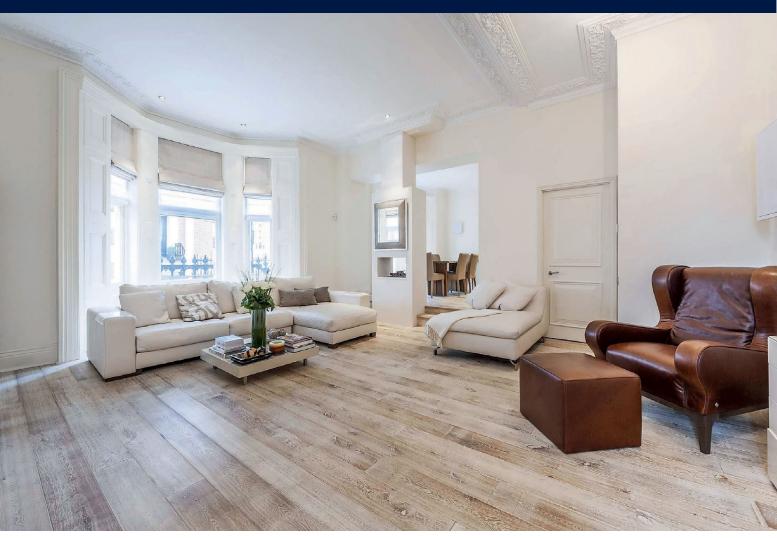
SPECTACULARLY REFURBISHED HOUSE VERY CLOSE TO HOLLAND PARK ILCHESTER PLACE, W14

Entrance hall ◆ 2 reception rooms ◆ conservatory ◆ library ◆ cinema ◆ playroom ◆ kitchen/family room ◆ 6 bedrooms ◆ 4 bath/shower rooms ◆ swimming pool with jacuzzi and sauna ◆ gym with golf simulator and treatment room ◆ south-facing garden ◆ 785 sq m (8,445 sq ft) ◆ EPC=D



Savills Kensington Kit Allen kallen@savills.com 020 7535 3300

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STYLISH APARTMENT IN PRESTIGIOUS DEVELOPMENT OBSERVATORY GARDENS, W8

Reception room ◆ dining room ◆ kitchen ◆ master bedroom suite ◆ guest bedroom suite with study area ◆ guest cloakroom ◆ storage room ◆ underground parking space ◆ lift ◆ 24hr porter ◆ 149 sq m (1,601 sq ft) ◆ EPC=G



Savills Kensington Thomas Holcroft tholcroft@savills.com 020 7535 3300

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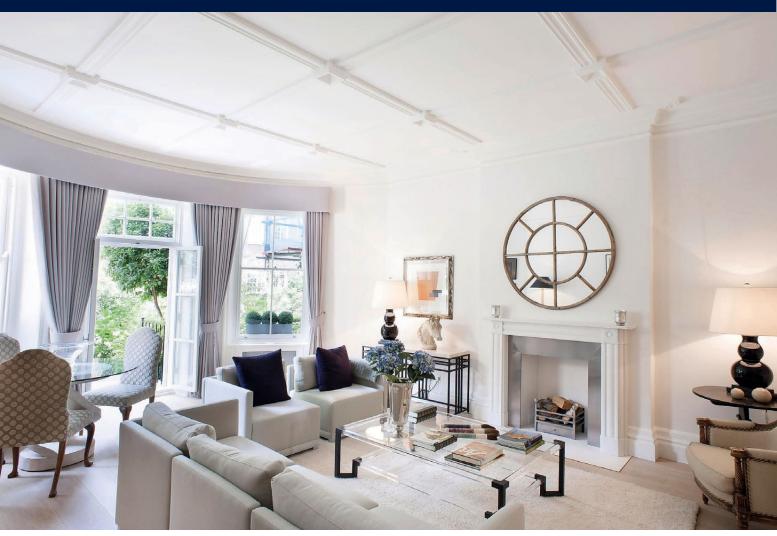
A BEAUTIFUL FIRST FLOOR APARTMENT WITH PORTER AND PARKING CADOGAN PLACE, SW1

Entrance hall ◆ reception room ◆ dining room ◆ kitchen ◆ 2 bedrooms (1 en suite)

- ◆ further bathroom ◆ guest cloakroom ◆ air cooling ◆ resident porter
- ◆ underground parking ◆ lift ◆ 180 sq m (1,937 sq ft) ◆ EPC=C



Savills Sloane Street Christian Warman cgwarman@savills.com 020 7730 0822 savills.co.uk









AN IMMACULATELY PRESENTED APARTMENT WITH ITS OWN FRONT DOOR SLOANE COURT WEST, SW3

Entrance hall ◆ reception room ◆ kitchen

- ◆ master bedroom suite ◆ 2nd bedroom suite
- ◆ guest cloakroom ◆ direct access to communal gardens ◆ 135 sq m (1,452 sq ft) ◆ EPC=D



Benthorp

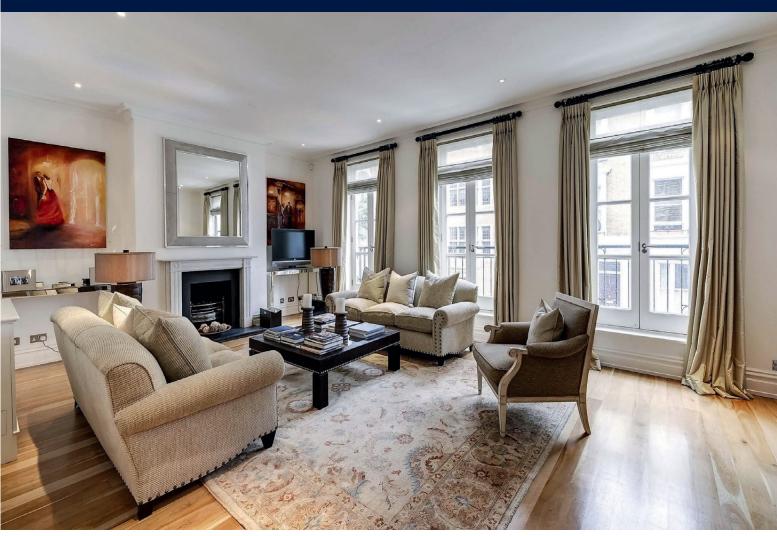
Harry Clifton
harry.clifton@benthorp.com
020 7411 9177

Savills Sloane Street

Christian Warman cgwarman@savills.com 020 7730 0822

savills

savills.co.uk









AN ELEGANT AND UNUSUALLY WIDE FAMILY HOME DANVERS STREET, SW3

First floor drawing room ◆ family/dining room

- ◆ study ◆ kitchen ◆ 2 bedroom suites ◆ 3 further bedrooms (1 en suite) ◆ additional shower room
- ◆ patio ◆ off-street parking
- ◆ 347 sq m (3,739 sq ft) ◆ EPC=C



Savills Sloane Street Noel De Keyzer

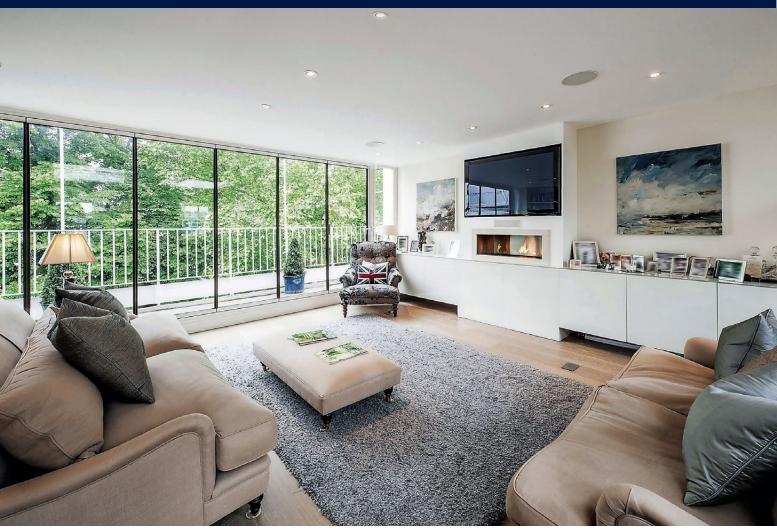
ndekeyzer@savills.com 020 7730 0822

Savills Knightsbridge

Barbara Allen baallen@savills.com

020 7581 5234

savills.co.uk









A BEAUTIFULLY REFURBISHED AND NATURALLY LIGHT DUPLEX FLAT CORNWALL GARDENS, SW7

Entrance hall ♦ open plan reception room/kitchen/dining area ♦ master bedroom suite ♦ 2 further bedrooms ♦ family bathroom ♦ terrace ♦ access to communal gardens ♦ 135 sq m (1,455 sq ft) ♦ EPC=D



Savills Chelsea Nicola Ridley nridley@savills.com 020 7578 9000



savills.co.uk



SPLIT LEVEL APARTMENT WITH DIRECT GARDEN ACCESS

EVELYN GARDENS, SW7

- 4 bedrooms (3 en suite) ◆ further bathroom
- ◆ 2 reception rooms ◆ separate kitchen
- ◆ direct garden access ◆ wooden floors
- ◆ admin charges apply ◆ Council Tax=G ◆ EPC=F

£2,750 per week Unfurnished



Savills Chelsea Izzy Birch-Reynardson ibreynardson@savills 020 7578 9020



STUNNING PROPERTY SPLIT OVER THE FIRST AND SECOND FLOORS

CRANLEY GARDENS, SW7

- 3 bedrooms (1 en suite) ◆ further bathroom
- ◆ double reception room ◆ kitchen ◆ balcony
- ◆ roof terrace ◆ admin charges apply
- ◆ Council Tax=H ◆ EPC=D

£1,850 per week Unfurnished



Savills Chelsea Oliver Mellotte omellotte@savills.com

020 7578 9020

Isabel Lacey

Savills Marylebone



Marylebone plays a vital role in our lettings market with its mix of distinct architecture and good transport links

e have recently opened our new office in Marylebone which will be acting alongside the already hugely successful Mayfair office, and will be overseen by Charles Lloyd. We are delighted to be moving into the new location on Devonshire Street and already have a great track record in Marylebone, having achieved some record-breaking prices for our clients.

Currently the lettings market in Marylebone is busy with both domestic and international tenants alike. Marylebone has some exceptional rental properties and Savills has access to the very best. The beautiful garden squares such as Bryanston and Montagu Square are particularly popular with families, whereas the roads leading off the High Street are mainly made up of executive apartments and pied-a-terres. The area

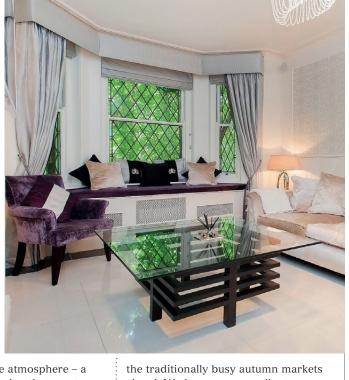
A newly refurbished two bedroom apartment in a prime Marylebone location. The apartment is in a sought after block close to Baker Street underground station and has been fully furnished to a high standard. It comes with two bedrooms. two bathrooms, a reception room and separate kitchen. £1,150 per week

has a distinct village atmosphere – a rarity in Central London that creates a strong sense of community. The close proximity of both Regent's Park and Hyde Park, as well as the excellent transport links at Baker Street, create a unique and desirable environment in which to live.

The lettings market in Marylebone is active, however, we are preparing for

the traditionally busy autumn markets ahead. We have some excellent properties in the pipeline which we expect to generate significant interest and achieve on or above their asking prices. Additionally the student market has now commenced in earnest and demand levels are high at the top-end of the market.

* Savills Marylebone, 07807 999 131



The area has a distinct village atmosphere – a rarity in Central London that creates a strong sense of community







5 of the BEST... BATHROOMS

A sanctuary from the stress of everyday life, the bathroom occupies a special place in the home – and these are very special indeed



MAYFAIR MAGIC

Mount Row, W1K £6,995,000

This lateral first-floor apartment offers three luxurious en-suite bedrooms with bespoke cabinetry. The property also benefits from air conditioning,



CRYSTAL CLEAR

Sloane St, SW1 £13,750,000

The bathroom in this three-bedroom apartment features white gold and Swarovski Crystal mosaic wall tiles, beaten Zimbabwean granite floors and a smoked magic mirror wall with a 32" television, as well as a steam room.

Savills, 020 7581 5234



REFIGURED MEWS

Pont St Mews, SW1X £5,850,000

Rebuilt behind its period façade, this interior-designed mews house offers three bedrooms and three bathrooms. There is also a living room, kitchen breakfast room, drawing room, media room and private parking.

Strutt & Parker, 0207 235 9959



LATERAL SPACE

Queen's Gate, SW7 £9,250,000

Offering five bedroom suites (two with a separate staircase), this redesigned first-floor lateral flat has two dramatic reception rooms with original features and six pairs of French windows leading onto a private terrace.

W.A.Ellis, 020 7306 1600







South Eaton Place, Belgravia SW1 A beautifully presented six bedroom townhouse which has

A beautifully presented six bedroom townhouse which has recently been refurbished to a very high standard located in one of Belgravia's prime residential streets.

Guide Price: £12,000,000

❖ Presented by Knight Frank Belgravia 020 7881 7722

Belgravia@knightfrank.com Knightfrank.co.uk/belgravia

Simon Tollit Knight Frank Belgravia, sales



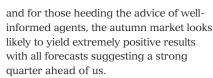
Savvy buyers have used the summer break to take advantage of a quieter property market

ith many of our prospective purchasers and clients returning home from far flung destinations, the seasonal summer 'lull' in Belgravia is in retreat. The streets of this exclusive enclave of London are coming back to life and the phones are ringing.

While it would be easy for one to assume there has been little activity during the summer break, this would be a mistake. True, there were less new enquiries, but certainly there were some motivated buyers actively looking, taking advantage of the quiet market. Indeed we have seen a good number of sales agreed in the past six weeks, much to the delight of often motivated sellers, who at this time of year have been keen to proceed without delay.

Eaton Place, Belgravia SW1 is a newly refurbished ground floor maisonette with a grand double reception room. It has three bedrooms, one en suite bathroom, two further bath/shower rooms, a drawing room, dining room, kitchen, study and garden. 2,580 sq ft. Leasehold. £5.500.000

As buyers become ever more educated on pricing, invariably they are also giving greater consideration to the level of offer that they are submitting. Vendors are becoming increasingly aware that price is absolutely key to achieving a good sale,



& Knight Frank Belgravia, sales, 020 7881 7722



Clare Foster Knight Frank Belgravia, lettings



Presentation is key for rental properties and Knight Frank Interiors can help market homes at their best

increase in the number of properties currently on the rental market, compared with this time six months ago, presenting your flat or house at its absolute best has never been so important. Landlords who have listened to this advice are not necessarily benefiting from higher rental levels but more from increased interest from the website portals and higher viewing levels, therefore resulting in lesser void periods.

In the past couple of months, Knight Frank Interiors has seen a rise in landlords taking advantage of their 'Dress to Impress' service. This is

where landlords can rent furniture, including items such as pictures and lamps, for viewing purposes in order to ensure their property is marketed in the best possible light. Prospective tenants or



An exquisite second floor lateral apartment to rent in this elegant terrace of white stucco houses in Chesham Street, Belgravia. The property has a master bedroom with dressing lobby and en suite bathroom, two double bedrooms with en suite bathrooms, a quest cloakroom, reception room, kitchen/breakfast room, sitting/TV room, and two terraces. £4,950 per week

landlords then have the opportunity to purchase the package or certain items from the package should they wish to do so. Prices start from £1,500 per month.

Knight Frank Belgravia, lettings, 020 7881 7730









Chelsea Harbour, Chelsea SW10

Duplex two bedroom, two level apartment

An immaculate two bedroom apartment in Carlyle Court, Chelsea Harbour. The triple aspect reception room is incredibly bright and there are two balconies linked by a spiral staircase. 2 bedrooms, 2 bathrooms, reception room, dining room, kitchen, study, 2 terraces, 2 parking spaces, 24 hour security, concierge. EPC rating C. Approximately 130 sq m

(1,399 sq ft) Leasehold

Guide price: £1,395,000

KnightFrank.co.uk/riverside riverside@knightfrank.com 020 3641 5935









Peninsula Heights, Albert Embankment SE1

Two bedroom flat with Thames river views

A magnificently finished and presented flat in one of the rivers most desirable places to live. With spacious luxurious living and sleeping accommodation, and the option of re-installing a wall in the reception room to convert this flat back to 3 bedrooms. 2 bathrooms, reception room, dining room, dining area, kitchen, 24 hour security, concierge, onsite gym and sauna, parking space. EPC rating C. Approximately 202 sq m (2,174 sq ft)

Share of freehold

Guide price: £2,650,000

KnightFrank.co.uk/riverside riverside@knightfrank.com **020 3641 5935**









Phene Street, Chelsea SW3

Immaculate house in idyllic Chelsea location

The property enjoys open views over gardens to the rear and has been refurbished to a very high standard by the current owners over the last few years. 4 bedrooms, 3 bathrooms, 2 reception rooms, air conditioning to bedrooms. EPC rating E. Approximately 222 sq m (2,389 sq ft)

Freehold

Guide price: £5,750,000

(SLA130241)

KnightFrank.co.uk/knightsbridge knightsbridge@knightfrank.com 020 3641 5928









Lennox Gardens, Knightsbridge SW1X

Lateral apartment in prestigious garden square

A well presented second floor flat located in a highly sought after Knightsbridge garden square. 2 bedrooms, 2 bathrooms, reception room, dining room, kitchen, access to communal gardens. EPC rating D. Approximately 118 sq m (1,270 sq ft)

Share of freehold

Guide price: £2,950,000

(SLA130177)



KnightFrank.co.uk/knightsbridge knightsbridge@knightfrank.com 020 3641 5928









Scarsdale Villas, Kensington W8

A five bedroom family house with garden

A superb family home arranged over four floors located in this highly desirable area of Kensington. The house has many original period features, good ceiling height, an abundance of natural light and a south facing garden. 5 bedrooms, 3 bathrooms, double reception room, kitchen, dining room, garden. EPC rating D. Approximately 232 sq m (2,500 sq ft)

Freehold

Asking price: £4,650,000

KnightFrank.co.uk/kensington kens@knightfrank.com 020 3551 5149









Hereford Square, South Kensington SW7

Excellent family house on garden square

A handsome white stucco fronted town house with large private garden. Master bedroom with en suite bathroom, bedroom 2 with en suite bathroom, 2 further bedrooms, shower room, double reception room, dining room, kitchen, sitting room, study, utility room, 2 cloakrooms, garden. EPC rating D. Approximately 258 sq m (2,776 sq ft)

Freehold

Guide price: £6,250,000

KnightFrank.co.uk/chelsea chelsea@knightfrank.com 020 3641 5901

KnightFrank.co.uk/south-kensington southkensington@knightfrank.com 020 3641 6120





Earls Court Square, Earls Court SW5 Guide price: £795,000



Elm Park Gardens, Chelsea SW10 Guide price: £795,000



Cecil Court, Chelsea SW10 Guide price: £900,000

SOLD



Harrington Gardens, South Kensington SW7 Guide price: £950,000



Cornwall Gardens, South Kensington SW7 Guide price: £975,000



Roland Gardens, South Kensington SW7 Guide price: £1,050,000



Oakley Street, Chelsea SW3 Guide price: £1,350,000



Elm Park Mansions, Chelsea SW10 Guide price: £1,375,000



Harcourt Terrace, Chelsea SW10 Guide price: £1,450,000



Queens Gate Terrace, South Kensington SW7 Guide price: £1,850,000









John Waters Associate



Victoria Garrett









Onslow Gardens, South Kensington SW7 Guide price: £1,950,000



Onslow Gardens, South Kensington SW7 Guide price: £2,000,000



Limerston Street, Chelsea SW10 Guide price: £3,250,000



Roland Way, South Kensington SW7 Guide price: £3,950,000



Let our knowledge, experience and success help generate the best results for you in 2013.



Drayton Gardens, Chelsea SW10 Guide price: £5,500,000



Elm Park Road, Chelsea SW3 Guide price: £5,850,000



Mallord Street, Chelsea SW3 Guide price: £6,950,000



Sumner Place, South Kensington SW7 Guide price: £7,650,000



Old Brompton Road, South Kensington SW5 Guide price: £7,850,000



Henry Moore Court, Chelsea SW3 Guide price: £8,500,000



Harriet Taylor Negotiator

Amy Rogers

Laurence Lai South Kensington



157 Gloucester Road **London SW7 4TH** 020 3641 6120

















Redcliffe Road, Chelsea SW10

Fantastic five bedroom house with private garden

This family house is set over five spacious floors and every room benefits from vast amounts of natural light. It also has a wonderful private terrace. 5 bedrooms, 3 bathrooms, reception room, kitchen, family room, dining area, utility area, garden. EPC rating E. Approximately 306 sq m (3,297 sq ft)

Available furnished or unfurnished

Guide price: £3,350 per week

(CHQ149892)

Chelsea Lettings KnightFrank.co.uk/lettings chelsealettings@knightfrank.com 020 8166 7632











Eaton Place, Belgravia SW1X

Exceptional three bedroom penthouse apartment

A stunning three bedroom duplex apartment finished to the highest standards, with direct lift access. Master bedroom with en suite and dressing lobby, 2 further double bedrooms both with en suites, reception room, dining room, kitchen, cloakroom, large roof garden with seating and dining areas, lift. EPC rating C. Approximately 196 sq m (2,110 sq ft)

Available furnished

Guide price: £5,500 per week

(BEQ183929)



Belgravia Lettings KnightFrank.co.uk/lettings belgravialettings@knightfrank.com **020 7768 0807**











Harrington Gardens, South Kensington SW7

Fantastic apartment with terrace

This four bedroom flat has a south facing reception room with high ceilings and triple frontage windows overlooking the stunning garden square. 4 double bedrooms, 2 bathrooms, double reception room, dining room/optional 5th bedroom, kitchen, terrace. EPC rating E. Approximately 228 sq m (2,453 sq ft)

Available furnished or unfurnished

Guide price: £2,600 per week

(SKQ184069)

South Kensington Lettings KnightFrank.co.uk/lettings southkenlettings@knightfrank.com **020 8166 7633**











One Hyde Park, Chelsea SW3

Exceptional duplex apartment in Knightsbridge

3 double bedrooms, 3 bathrooms, reception room with balcony, kitchen, dining room, underground parking space, wine cellar and extensive amenities including 24 hour concierge, Mandarin Oriental service and exclusive leisure and spa facilities. EPC rating C. Approximately 325 sq m (3,500 sq ft)

Available furnished

Guide price: £15,500 per week

(KNQ167516)

Knightsbridge Lettings KnightFrank.co.uk/lettings knightsbridgelettings@knightfrank.com **020 7768 0809**











Rivermead Court, Fulham SW6

A corner apartment with glorious views of the River Thames

This second floor flat is in good condition, well maintained and situated in a prestigious portered block close to the Hurlingham Club and Putney Bridge. Master bedroom suite, 2 further bedrooms, bathroom, shower room, reception room, kitchen, study, communal gardens, 24 hour porters, parking. EPC rating C. Approximately 160 sq m (1722 sq ft)

Share of freehold

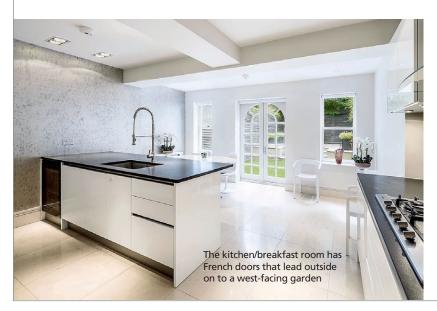
Guide price: £1,900,000



KnightFrank.co.uk/fulham fulham@knightfrank.com 020 7751 2400 PROPERTY OF THE MONTH



Chic five bedroom house

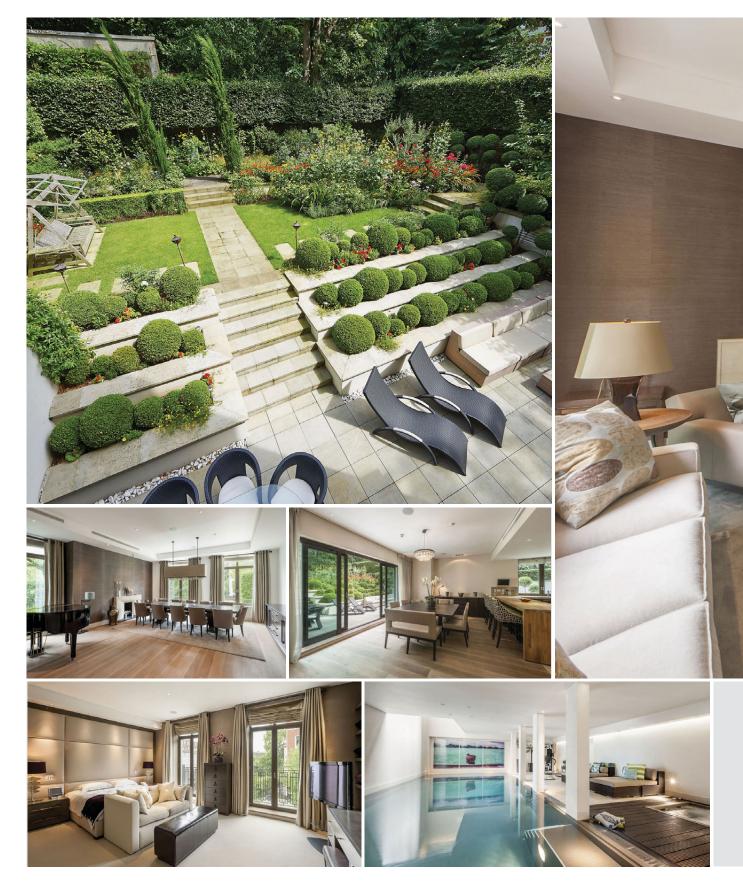


his stunning five bedroom house on Campden Hill Road, Kensington has a 45' double reception, featuring a stylish fireplace and dining area, plus french doors that lead from the kitchen/ breakfast room onto a 36' west-facing paved garden. It includes a master suite, with dressing room and bathroom, two further suites, two more bedrooms and a fourth bathroom, a utility room, study, guest cloakroom and vault space. There is air conditioning in the principal rooms. Campden Hill Road is superbly located for the green space of Holland Park and Kensington Gardens and nearby high streets. £5,595,000 Freehold.

Century 21 Sophia Elena, 10 Clarendon Road, W11 3AA;
 020 7229 1414; century21uk.com

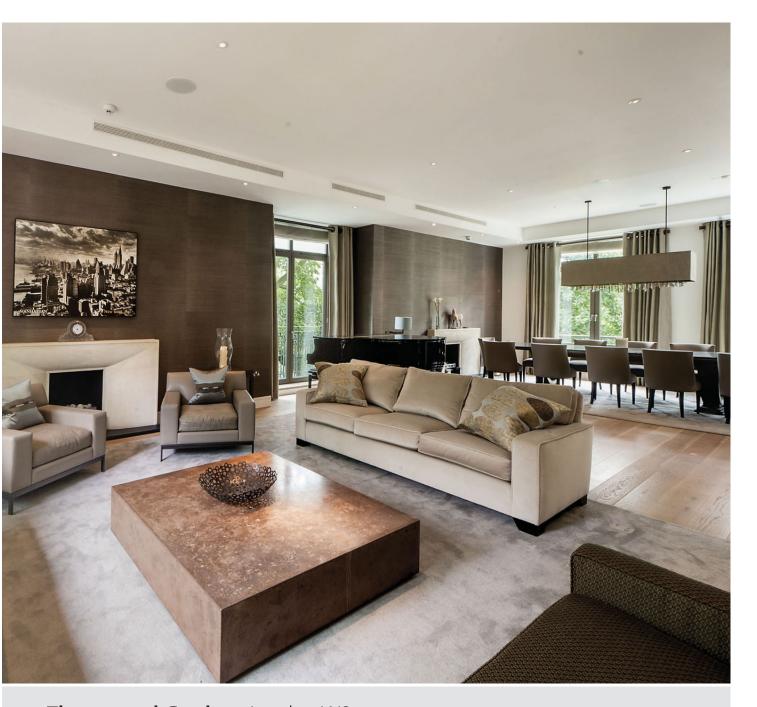
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Hyde Park office **020 7262 2226** hydepark@cluttons.com





Thornwood Gardens London W8

double reception room | 6 bedrooms (4 en suite) | family bathroom | kitchen/breakfast room cinema room | sauna | jacuzzi | gym | 4 secure parking spaces | 24hr concierge | landscaped garden

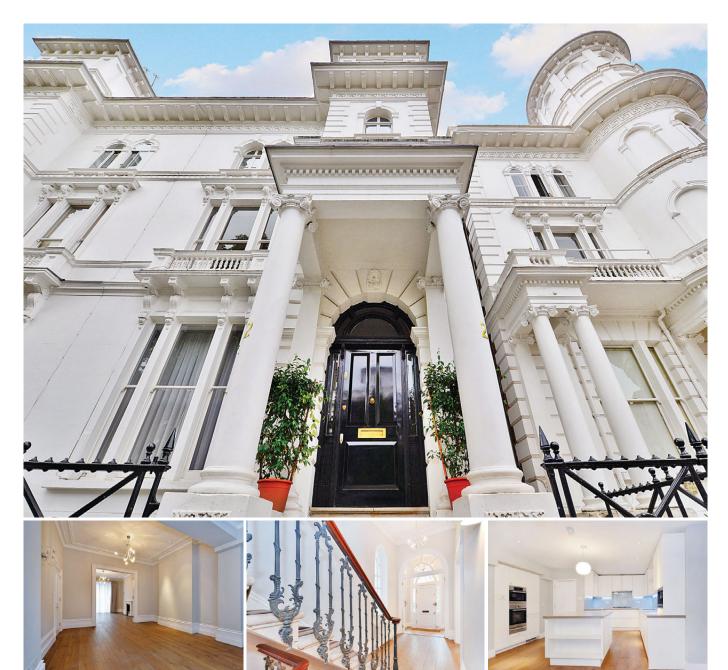
Situated within an exclusive gated development this end of terrace townhouse boasts impressive living accommodation arranged over six floors, to include an array of amenities including a swimming pool and bespoke media/cinema room, all of which are serviced by a passenger lift.

Price on application. Freehold

Chelsea office 020 7584 1771 chelsea@cluttons.com

cluttons.com





Kensington Gate London W8

double reception room | family room | 6 bedrooms (3 en suite) | 4 further bathrooms media room | roof terrace | patio garden | communal gardens | EPC rating E

A truly stunning white stucco fronted family house set on this exclusive South Kensington address moments away from Hyde Park and Kensington Palace Gardens

Unfurnished £5,995 per week

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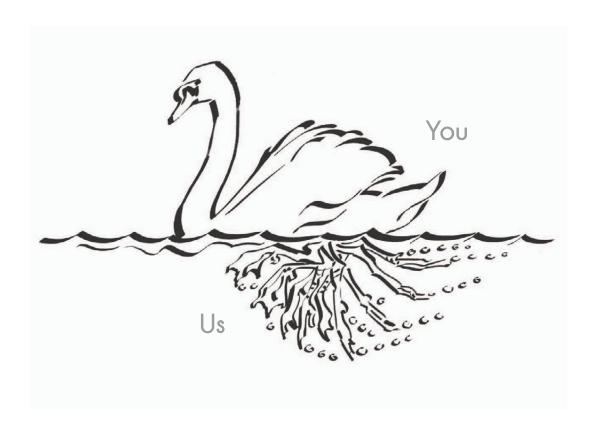


Savile Row London W1S

reception room with open-plan kitchen | 2 bedrooms | bathroom | cloakroom terrace | balcony | private parking | porter | lift | EPC rating D

A recently refurbished west-facing penthouse apartment ideally situated for Piccadilly Circus, Soho and Oxford Street, with a stunning private terrace

Unfurnished £1,250 per week



Don't you wish looking serene wasn't such hard work?

White Circle Collection are here to help by doing the paddling whilst you do the gliding.

From stocking the fridge to managing every aspect of your home, we'll be there for you and your family.

White Circle Collection - Created for you, to make your life easier.



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£2,500,000

Old Brompton Road, SW5 A fantastic opportunity to purchase an exceptional ground and lower ground floor apartment in Boltons Court











chard.co.uk

Chard

Thames Quay, SW10

A truly impressive first floor apartment within the sought after Chelsea Harbour development

£2,495,000







- Under floor heating
- Concierge
- Two underground parking spaces
- Finished to a very high standardImperial Wharf overground
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Carlyle Court, SW10 A wonderfully bright two bedroom apartment in Chelsea Harbour with two roof terraces

£1,395,000







- -Two bathrooms
- Two roof terraces

- Two parking spaces
 Porter and lift
 Imperial Wharf overground
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883



Queens Gate, SW7

A bright apartment within a white stucco fronted building in South Kensington



£1,599,950

- Two bedrooms
- Two bathrooms - Outside space
- High ceilings
- -South Kensington underground
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

Carnwath Road, SW6

A wonderful opportunity to purchase a spacious apartment looking onto the river



£750,000

- Two bedrooms
- Two bathrooms - Separate kitchen
- Underground secure parking space
- Parsons Green underground - Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Gunterstone Road, W14

A beautifully configured four bedroom apartment arranged over three floors



£1,295,000

- Four bedrooms
- Three bathrooms
- Large kitchen breakfast room
- Separate utility room
- Private roof terraceWest Kensington underground

Purcell Crescent, SW6

A modern four bedroom family home with three floors in a quiet part of Fulham



£899,950

- Four bedrooms
- Two bathrooms - Patio garden
- Fulham sales 020 7731 5115
- Park views
- Barons Court underground
- Energy rating e



chard.co.uk

Chard

Nevern Place, SW5 A newly refurbished three bedroom flat in a Victorian conversion in Earls Court

£995 p/w







- Living room with dining space
- -Wood floors
- Private gardens
- Semi open plan kitchenEarls Court underground
- Energy rating c

South Kensington & Chelsea lettings 020 7244 7711

Stanhope Gardens, SW7 A stylish first floor one bedroom flat with a balcony in South Kensington

£725 p/w







- Separate study area
- First floor
- Private terrace and communal gardens
 Gloucester Road underground
- Energy rating d

South Kensington & Chelsea lettings 020 7244 7711



Fabian Road, SW6

Immaculate five bedroom family house in the heart of Fulham Broadway



£995 p/w

- Five bedrooms
- Three interior designed bathrooms
- Double reception room with fireplace

Fulham lettings 020 7384 1400

- Private garden
- Fulham Broadway underground

– Private terrace– Imperial Wharf overground

Energy rating c

Energey rating e

place Energey rating t

Britannia Road, SW6

Brand new three bedroom flat with a private garden in the Moore Park Estate



£825 p/w

- Three double bedrooms
- Under floor heatingTwo bathrooms

Fullham lettings 020 7384 1400

- Private garden
- Fulham Broadway underground
- Energy rating c

Imperial Wharf, SW6

Two double bedroom flat within a riverside development in Imperial Wharf, Fulham



£595 p/w

- Two double bedrooms
- Living room with wood floors
- Underground parking

Fulham lettings 020 7384 1400

Crabtree Lane, SW6

Refurbished two double bedroom apartment with a large communal roof terrace in Fulham



£475 p/w

- Two double bedrooms
- Two bathrooms
- Large living room with a dining area
- Fulham lettings 020 7384 1400
- Large communal roof terrace
- Hammersmith underground
- Energy rating d

AREA FOCUS

PIMLICO grid

With its central location, elegant architecture and surprisingly good value property, Pimlico is an area to keep a close eye on

ffering the same garden squares and elegant Regency architecture as Belgravia, but with lower property prices, Pimlico is an increasingly attractive proposition for buyers and renters looking for a central location. The gap between the two is closing, however, and as it becomes more popular, a wider choice of restaurants, bars and shops are becoming available, which in turn will increase the area's desirability and no doubt push prices higher.

Local attractions such as Tate Britain, the Thames and Westminster add to the appeal, and although it's not yet as exclusive as Belgravia, the area has more local colour, including a lively farmer's market, while the proximity to the City and Westminster make it popular with bankers, policitians, diplomats and government employees.

Pimlico was built as a southern extension to Belgravia, so it's no surprise that it shares the same architecture. Large stucco-fronted houses can be found along Belgrave Road and St George's Drive, with smaller houses in the grid of residential streets created by the planner Thomas Cubitt from 1825.

TYPICAL PRICES:

Studio flats start at about £260,000, while three to five-bedroom properties are typically £1.7m to £5m

TYPICAL RENTS:

Studios from £300pw to larger flats and houses up to £4,000pw

WHO BUYS/RENTS

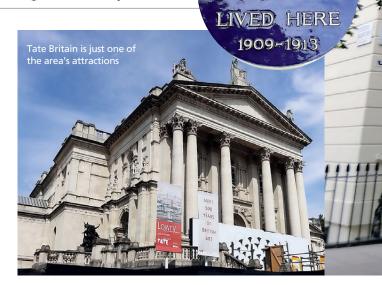
HERE: Politicians, government employees and bankers like the proximity to Westminster and the City, but Pimlico also attracts students, families and corporate relocations

Now protected as the Pimlico Conservation Area, it is here that you will find the most desirable addresses, especially the garden squares (Eccleston, Warwick and St George's).

Pimlico is also home to to the pre-war Dolphin Square development and the Churchill Gardens and Lillington Gardens estates, now also conservation areas. Although the area has over 350 Grade II listed buildings, there are modern developments too, some along the river such as Eagle Wharf, The Icon and River Lodge, as well as housing

association properties. Property developer brothers Nick and Christian Candy have also been given the go-ahead to build 31 luxury apartments at 26 Chapter Street. Generally there are more flats than houses.

'Flats on the Pimlico garden squares are still extremely popular... savvy buyers are thinking about how the regeneration of Victoria will further improve the area,' says Hugo Headlam of John D Wood & Co. 'Family houses on the Pimlico Grid, especially Cambridge Street, continue to attract





Occupying the first and second floors of a period building on Sussex Street, this five-bedroom property boasts an elegant reception room and modern kitchen: £2.25m (John D Wood & Co, 020 7824 7900)

Recently refurbished, this five-bedroom period house with garden on Gloucester Street features a Poggenpohl kitchen and double reception room with high ceilings and access to a balcony: £3.25m (Douglas & Gordon, 020 7931 8200)



serious interest as do unmodernised houses on Vincent Square. Period houses or conversion flats remain top of the list, whilst lock-up-and-leave modern flats are popular with overseas buyers.'

Oliver Chapman of Chesterton Humberts reports that several properties have recently gone to multiple bids before achieving record-breaking prices per square foot, 'proof of the area's enduring desirability' he says.

Pimlico attracts a 'diverse range of buyers' says Alexander Leschallas of Douglas and Gordon, with 'increasing

Savvy buyers are thinking about how the regeneration of Victoria will improve the area

demand from the Far East, European investors and UK-based buyers, looking to buy to let initially and then use it as a pied-à-terre or for their children in the future.

While the supply of properties for

sale remains low, the rental market has higher levels of stock, so condition and price are crucial in order to stand out.

Guy Bradshaw of Savills reports that 'tenants vary from students to families, as well as much of the market being taken up by corporate clients. As we enter the autumn months, we are also seeing the wealthy international students pour into London', while Rachel Askew of John D Wood & Co observes that 'Pimlico has begun to attract more media types where previously tenants worked in the City.'



On Warwick Square, this ground-floor flat has two double bedrooms, en-suite shower room, bathroom, eat-in kitchen, large drawing room and views over the square: £1.3m (Chesterton Humberts, 020 3040 8201)



This four-bedroom house on Sutherland Street offers excellent living accommodation with a first-floor drawing room as well as informal sitting room and dining room: £2.795m (Savills, 020 7730 0822)

resident



Oliver Chapman Chesterton Humberts

WESTMORELAND TERRACE SW1V

restmoreland Terrace is one of a swathe of buildings in Pimlico, centered round Warwick and Eccleston Square, built by Thomas Cubitt, master builder of the 'Pimlico Grid'. This handsome double fronted Victorian house is in a sought after secluded position and is within close proximity to Pimlico Road and Sloane Square. It has been attractively redesigned and refurbished throughout, and has a generously sized 23ft drawing room.

* Westmoreland Terrace, £2,495,000

4 bedrooms, 2 bathrooms, 3 shower rooms, open plan kitchen 020 3040 8201; chestertonhumberts.com





Postcode PERFECTION

A round up of the most desirable properties in the Belgravia area, featuring this double fronted Victorian house and a grand property on the 'Pimlico Grid'





Hugo Headlam John D Wood & Co.

SUTHERLAND STREET <mark>SW1</mark>

he 'Pimlico Grid' is well regarded for its grand garden squares and impressive Regency architecture and the main streets take the form of predominantly white stuccoed terraces. This handsome property, on 'The Grid's' western side is traditionally laid out with an impressive first floor drawing room.

Sutherland Street, £2,795,000

4 bedrooms, 3 bathrooms, first floor drawing room with balustrade balcony 020 7824 7900; johndwood.co.uk





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We've been in the heart of The Royal Borough of Kensington and Chelsea since 1965 and we're out walking our patch daily. This means we're alive to all the subtle nuances of the market in this unique neighbourhood.

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Egerton Gardens Chelsea SW3

A first floor (with lift) three bedroom flat situated on a prime residential road just off Brompton Road and within walking distance of Harrods and both Knightsbridge and South Kensington underground stations. The property has been newly decorated to a high standard and boasts two terraces, wood flooring, high ceilings and contemporary fixtures and fittings throughout. Energy rating C.

3 Bedrooms \cdot Reception Room \cdot Separate Kitchen \cdot 2 Bathrooms \cdot 2 Terraces \cdot Lift

£995pw (£4,311.67 pcm) Available Now. Unfurnished.







Residential Agents in the Royal Borough and SW1 since 1965







Cadogan Square Knightsbridge

Occupying the raised ground floor across two buildings on the preferred south facing terrace of Cadogan Square, this exquisite lateral apartment has recently been refurbished to the highest standard. Energy rating E.

Private Street Entrance • Entrance Hall • Drawing Room • Dining Room • Library • Kitchen • Guest Cloakroom • Master Bedroom With En-suite Bathroom and Shower · Guest Bedroom With En-suite Shower Room · Patio Terrace · Caretaker

Asking price £11,500,000 Long Leasehold







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"...having customer service and the local community at its heart"

We asked our clients to rate our levels of communication:

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SAID WE WERE GOOD, VERY GOOD OR EXCELLENT



'PROFESSIONAL' was the word most frequently used to describe our service in recent feedback. 'Friendly', 'knowledgeable' and 'helpful' were other words that came up time and time again.





Sacrifice never tasted sweeter.



FARRAR

Lettings 020 7751 5100



BRECHIN PLACE, SW7

An elegant maisonette situated on the first and second floor of this period building, superbly located for either Gloucester Road or South Kensington tube stations. EPC Rating: D.





TREGUNTER ROAD, SW10

This is a beautifully refurbished two bedroom property with the benefit of its own street entrance and a large private garden with a decked terrace. EPC Rating: E.

£1,100 PER WEEK Unfurnished



CAVAYE PLACE, SW10

A spacious three bedroom maisonette with its own entrance and with versatile accommodation arranged over the first and second floors with the benefit of a private roof terrace. EPC Rating: D.





ELM PARK ROAD, SW3

A lovely two bedroom flat on the second floor of a well kept period terraced house and located in a quiet residential street. EPC Rating: C.

£595 PER WEEK Furnished



EMPERORS GATE, SW7

A lovely one bedroom apartment offered in immaculate condition with wood floors throughout, high ceilings and a superb wet room. EPC Rating: D.

£525 PER WEEK Furnished



ELM PARK GARDENS, SW10

A delightful one bedroom flat situated in this well maintained modern building. The property benefits from lots of natural light, wood floors and access to communal gardens. EPC Rating: C.

£500 PER WEEK Furnished

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BATTERSEA LETTINGS

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FULHAM LETTINGS

020 7751 5140

Lettings 020 7751 5100

FARRAR



REDCLIFFE ROAD, SW10

Situated on this pretty tree-lined street just off the Fulham Road is a fantastic four bedroom family home with superb living and entertaining space. EPC Rating: E.

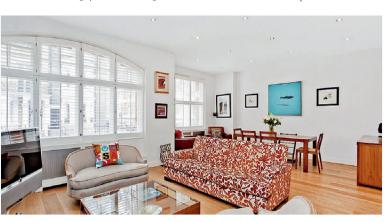
£2,800 PER WEEK Unfurnished



COURTFIELD ROAD, SW7

A stunning ground and lower ground floor apartment which boasts a fantastic reception room with direct access to the beautiful communal gardens. EPC Rating: D.

£2,250 PER WEEK Furnished



DRAYTON GARDENS, SW10

A stunning four bedroom lateral apartment situated on the raised ground floor of this attractive mansion building just off the Fulham Road. EPC Rating: D.

£1,800 PER WEEK Unfurnished



OLD CHURCH STREET, SW3

A charming three bedroom house located in the very heart of Chelsea just moments from the Kings Road and the River Thames. EPC Rating: D.

£1,400 PER WEEK Unfurnished



BEAUCHAMP PLACE, SW3

A stunning two bedroom property situated on the first and second floors of this period building which has been completely refurbished throughout in a contemporary style. EPC Rating: D.

£1,150 PER WEEK Furnished



IFIELD ROAD, SW10

A modern and smart three bedroom apartment situated on the ground floor and with access to a superb manicured private garden. EPC Rating: E.

£1,150 PER WEEK Unfurnished

EARLS COURT LETTINGS

020 7751 5150





www.farrar.co.uk

PLAZA estates



ENNISMORE GARDENS, SW7

Stunning second floor flat with superb reception room overlooking gardens. 1175 sq ft.

1/2 Bedrooms, Bathroom, Cloakroom, Study/2nd Bedroom, Large Reception Room, Kitchen, Lift, Communal Gardens, EPC Rating D.

FURNISHED £1,500 PER WEEK



MARKHAM STREET, SW3

Charming recently refurbished house with wood floors and light rooms. 1737 sq ft.

3 Bedrooms, 3 Bathrooms, Cloakroom, 2 Reception Rooms, Kitchen/ Breakfast Room, Private Garden, EPC Rating D.

UNFURNISHED £1,825 PER WEEK



CORNWALL GARDENS, SW7

Excellent penthouse flat with far reaching views. 1357 sq ft. 2/3 Bedrooms, 2 Bathrooms, Reception Room with Separate Dining Area, Study/Bedroom 3, Kitchen, South Facing Terrace, Air Conditioning, Lift, EPC Rating E.

FURNISHED £1,090 PER WEEK



www.plazaestates.co.uk







KNIGHTSBRIDGE, SW3

An outstanding second floor lateral flat with high ceilings being offered in excellent condition, extending to 1309 sq ft. The flat has a dual aspect East and West, therefore being very bright and is entered via a 4 passenger lift.

Double Reception Room, 3 Bedrooms, 2 Bathrooms (1 En-suite), Fitted Kitchen, Lift, Video Entry-phone

LEASEHOLD 188 YEARS UNEXPIRED

£3,750,000



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Uniquely, we don't tie you into a fixed-term contract.

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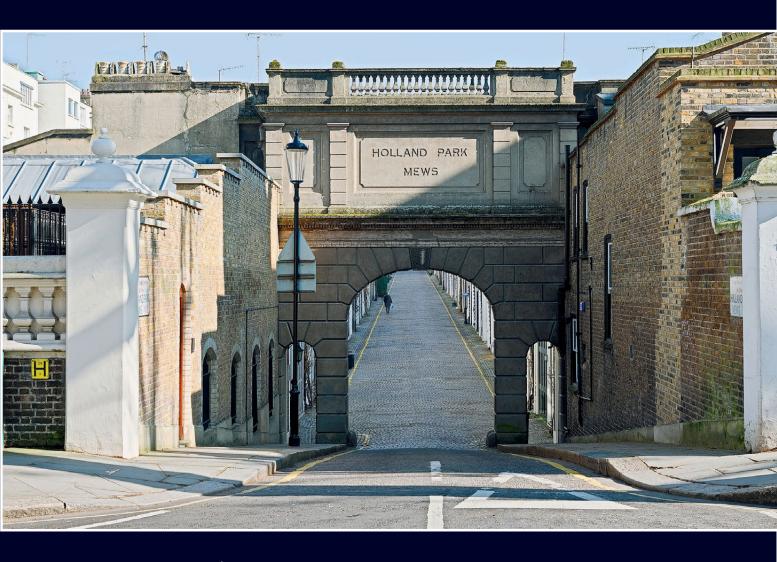
Phone me, Nick Crayson. Or boot it round here, and find out.



Holland Park Mews

Holland Park WII

Coach House For Sale and on the horns of a dilemma – should it remain part of the servants' hall or upgrade and become the master's residence?



 Reception room
Two double bedrooms
Bathroom
Three to four car garage
Royal Borough of Kensington & Chelsea
_ 1375 sq ft / 127.7 sq m
Energy Performance Rating Band E
Guide price £2m Freehold

Sole Agent

hello@crayson.com To20 7221 1117
10 Lambton Place London W11 2SH



PROPERTY

Plain Sailing

Nick Crayson, Managing Director of Crayson, wants to escape to far-flung oceans for a life under the sea

How did you start out in property?

By chance really! I was looking into a new business idea at the time I was buying a house and after receiving some unbelievably shocking service and frankly unprofessional advice, the idea of agency appealed. Also at the time online possibilities were growing and I thought that there was room for a new agency marrying this technology with traditional values of service and integrity and creating a new business model which was not high street – but had huge local presence nonetheless.

I thought there was room for a new agency marrying this technology with traditional values of service and integrity

What is your favourite film?

Peter Sellers is dark, hilarious and timeless! If life ever goes beyond its remit and gets too serious I will watch 'Being There' a sublimely ridiculous take on mankind's ability to make something out of nothing. He plays a complete idiot whose utterances are mistaken for profundity and acted upon at the highest level by the US President.

What is your favourite holiday destination?

I recently went to the Indian Ocean. I found life above water in an uber smart resort quite tolerable, but what really excited me was the marine life. I got quite carried away, lost my 'buddy' and

house on Addison Avenue, Holland Park, W11, has been in the family for over 30 years. Benefiting from a very private westfacing garden, the 2,518 sq ft property has a master bedroom, four further bedrooms. two bathrooms and a shower room, a double reception room, kitchen/dining room, family room and study. Guide Price £7,000,000 Freehold.

This wonderful



almost ran out of air. Maybe I should have and I would have received mouth-to-mouth from a mermaid!

What is your favourite local activity?

Luckily they do vary. The one of the moment is tracking my 'Baguette Index'. I have been doing considerable research on the markedly increased presence of the baguette and other exotic breads and patisseries in our local stores. I have been charting the inexorable rise of the baguette, bagel, pitta and focaccia against what is officially, the fall of the traditional English loaf. There is very crusty evidence and the stats are quite surprising. For more information or if you want to get involved please do email baguette@crayson.com

If you could live anywhere in the world, where would it be and why?

I would live on the sea in my spanking new (and unfortunately fictitious) Swan 72. I would drift from atoll to atoll in the South Pacific, take on pirates in the South China Sea and probably drown somewhere that is heavily populated with Mermaids.

Crayson, 10 Lambton Place, W11 2SH;
 020 7221 1117; crayson.com



PICTON PLACE
MARYLEBONE, WIU
£3,000,000 Leasehold

This divine duplex apartment on the second floor has a luxurious warehouse feel and a contemporary finish. Consisting of three double bedrooms with en-suite bathrooms, fourth WC, large reception with double height ceilings.





Located a stone's throw away from Selfridges and Marylebone High Street. The building has a day porter, lift and long lease. EPC Rating B.



ALDFORD HOUSE PARK STREET, WIK £8,000,000 Leasehold

A luxurious three bedroom apartment of 2,201 sq ft located on the third floor of this sought after portered building. Boasting stunning views over Hyde Park from the reception room and overlooking Mayfair village and Grosvenor Chapel from the master bedroom.





The property has been meticulously refurbished to the highest standard and is enviably Located on Park Lane.

Tel+44(0)2070791523

119 Park Lane, Mayfair, London W1K 7AG
Fax +44 (0)20 7629 2329 Email mayfair@fineandcountry.com



CLARIDGE HOUSE MAYFAIR, WIK £2,950,000 Leasehold

An elegant apartment situated in this classic Mayfair building with 24 Hr porter and lift. The property boasts three double bedrooms, two bathrooms, double reception and kitchen.





Ideally situated in the heart of Mayfair, a stone throw from Claridges, Grosvenor Square and Bond Street. EPC rating D.



CRAVEN STREETCOVENT GARDEN, WC2
£4,999,950 Freehold

An elegant Grade II listed townhouse arranged over 6 floors and comprising of 4,996 sq ft (464 sq m). This wonderful family home has been meticulously refurbished to the highest standard but has managed to retain many period features.





Boasting 6 bedrooms, 4 bathrooms, 4 reception rooms, large kitchen with dining area, fitness suite with sauna, lift, private parking, high ceilings and an abundance of natural light. Ideally located minutes walk from the River Thames, Covent Garden and all the amenities of London's West End.

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Manresa Road, SW3

An exceptional duplex apartment designed by Finchatton comprising approx 6,800 sq ft, benefiting from a large terraced garden as well as an internal private lift, a double integral garage and 24hr porter.

Share of Freehold

Price on Application



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Gilston Road, SW10

An elegant period house in Gilston Road, one of Chelsea most popular addresses, with a wonderful west facing garden and terrace. Immaculately refurbished by the current owner and extending to approximately 7160 sq ft (665 sq m), this wide, low-built house offers plenty of lateral space to accommodate both family living and entertaining.

Freehold

Price on Application

EATON PLACE SW1



Stunning, newly renovated second floor conversion flat in Belgravia, well-placed for both Sloane Square and Knightsbridge. The property has been interior designed to a high standard with wood flooring in the reception and entrance hall.

Furnished. 1270 sq ft

- Two Double Bedrooms
- Reception
- Two Bathrooms
- Kitchen
- Lift
- EE Rating E

£1800 per week

MANSON PLACE SW7



Bright third floor conversion flat decorated in a contemporary style and situated in the heart of South Kensington. Furnished. 784 sq ft

- Two Bedrooms
- Reception
- Bathroom
- Shower Room
- Kitchen
- Lift
- EE Rating C

£750 per week

6 Sloane Street London SW1X 9LF marlerandmarler.co.uk









STREET SW1

A very well proportioned third floor apartment located in this popular building on Sloane Street, close to Knightsbridge underground and Harrods. The apartment benefits from high ceilings throughout and period details.

- Three Double Bedrooms■ En Suite Bathroom
- Shower Room
- Large Eat-In Kitchen
 EE Rating D
- 1947 sq ft

- Two Large Reception Rooms

Leasehold (approx 39 years remaining) £3,750,000 Subject to Contract

Silver service

Looking for a superior, stress-free moving experience? The Edwards Silver Service could be the perfect solution

dwards Removals are proud to be one of London's most prestigious removal companies and offer a superior standard removals and storage service. First established in 1989, Edwards have over two decades of experience executing removal services of the highest possible standard and over this time, have earned its reputation as one of the UK's finest and most professional teams of specialist movers.

If you are looking for a particularly exceptional service and a completely project managed move, the Edwards Silver Service package could be the perfect solution. The team at Edwards appreciate that moving home can often be an incredibly stressful experience, which is why the Silver Service option plans to take care of every single aspect, handing over the entire moving process to an Edwards highly experienced

specialist move coordinator.

Your move coordinator will oversee every phase of your proposed move – from the planning and packing to the delivery and unloading. They can

even organise for all of your belongings to be unpacked and put in the right place. From arranging furniture and purchasing new furnishings to instructing cleaning companies and electricians, the Silver Service package is bespoke to each client.

For the past six years, the team at Edwards has been contracted to carry out work for the Royal Household, and in 2008 were awarded the Royal



Warrant to the Queen – an achievement Edwards are particularly proud of and a clear sign of the exceptional levels of service offered.

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CHESTER STREET, SWI

A charming second and third floor maisonette (entered on the first) which has bright and spacious accommodation of III.6 sq m (I,20I sqft), situated on the north side of this popular Belgravia residential street close to Belgrave Square Gardens. There is the opportunity of adding an additional floor (subject to the necessary consents).

Leasehold Approximately 25 Years

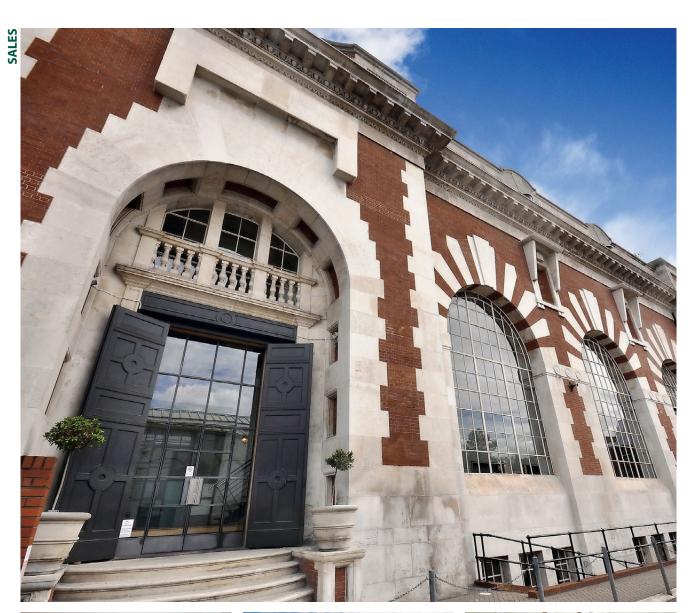
£1,800,000

- * Entrance Hall
- * Reception Room
- * Eat in Kitchen
- * Master Bedroom with en-suite Bathroom
- * Second Bedroom
- * Third Bedroom/Study
- * Second Bathroom
- * Access to Belgrave Square Gardens (By Separate Arrangement)

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THE POWER HOUSE, W4

GUIDE PRICE £2,500,000

The ultimate West London Penthouse ideally located in this landmark Grade II listed period building offering over 3,500 square foot of flexible living and entertaining space with commanding views across West London. Master Suite, Three further double bedrooms, Ensuite bathroom, Main bathroom, South facing roof terrace, Further terrace, 28'x 36' Reception room/Dining room/Kitchen, Study, Conservatory, Utility room, 16' Mezzanine, Secure underground parking. The apartment is ideally situated for Chiswick High Road's shops, cafes and restaurants and offers close proximity to both Stamford Brook and Turnham Green Underground Stations.









SUTHERLAND STREET, SW1

An exceptional five storey Grade II Listed white stucco fronted family house on the desirable 'Pimlico Grid.' The property is close to Elizabeth Street and well served by public transport, with both Victoria mainline and Underground stations nearby.

4 bedrooms, 3 bathrooms, drawing room, sitting room, dining room, cloakroom, utility room, balcony, garden.

Freehold Guide Price £2,795,000











Mallord Street, Chelsea SW3

- 5 Bedrooms
- 3 Bathrooms
- Guest cloakroom
- 2 Reception rooms
- Kitchen / breakfast room
- Paved garden
- Approx. 2,052 sq ft (190 sq m)
- EPC rating: current (E) potential (D)

"A newly decorated house located on this popular street close to the Kings Road"

£2,500 per week Unfurnished

For more information call Lucy Morton on 020 7306 1630 or email imorton@waellis.com





W.A.Ellis LLP 174 Brompton Road London SW3 1HP

waellis.com







Jermyn Street, St James's SW1

- 1 and 2/3 Bedrooms
- Open plan kitchen
- 1/2 Bathrooms
- Porter
- Reception room
- Lift

Guide price £1,600,000 - £4,150,000 Leasehold with 125 years remaining

"New development – a selection of 1/2/3 bedroom apartments in this exceptional new build development in historic St James's"





New Breed of Estate Agenc

Concept Spaces' Scandinavian Director, Saad Elani, has relocated his estate agency to Mayfair, just one way in which the company is currently growing...

stablished in 2007, Concept Spaces was born out of the passion of its Scandinavian Director who wanted to provide the same quality and transparent service seen across Denmark, Norway and Sweden. Concept Spaces' philosophy is 'commitment to an ethical, honest and open approach, with a professional and personalised service' and after six years of organic growth through word of mouth, they have relocated to Mayfair to further expand their services into Prime Central London.

SERVICES INCLUDE:

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- Commercial and Residential Mortgages

Concept Spaces represent a wide range of clientele, from private landlords and vendors to HNW investors and institutional funds. Their clients include BNP Paribas, BDO LLP, Wealth Option Trustees as Trustees Ltd, Heptagon Assets Ltd, GMG Trust and many more

Over the years, the company has shown itself to be quickly adaptable to changing market conditions. Senior Property Consultant Marc Norris explains, 'the company established itself at the beginning of the recession during a period when the lettings market was strong. Towards the end of 2012, and the beginning of 2013, we started to see an

increase in demand from buyers across the capital and again we adapted our business model to accommodate this.'

Senior Property Consultant Miles Lampitt further adds, 'Following the Bank of England's recent pledge to keep interest rates low until 2016 supported by continuing weak sterling, we have seen increasing interest from investors both in the UK and overseas looking to diversify their portfolios. The Prime Central London sector has historically represented a safe bet for capital appreciation and as such, investment in this area shows no signs of abating.'

If you're considering selling or letting your property, why not take a fresh approach to estate agency and get in touch with one of the Concept Spaces team: email prime@conceptspaces.com or call 0203 657 7770.

* conceptspaces.com



Property Industry Exclusive!

Boutique Property Consultancy tell Vendors and Landlords, "pay us what you like!"

To celebrate the launch of their new Mayfair Office, Concept Spaces are offering new vendors and landlords in Central London the opportunity to pay them what they like, based on the service that they receive with no minimum fee.

MD Saad Elani comments, "This unique offer is simply an extension of our company ethos and provides an opportunity for our clients to pay us based on the level of service that they receive."

This offer is running for a limited time only. Contact Concept Spaces quoting offer code "P2PRM" to find out more!



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www.conceptspaces.com

Alexander Leschallas

Douglas and Gordon, Pimlico



Pimlico is an increasingly attractive prospect for buyers looking for affordability and convenience

ince moving to our Pimlico office four years ago, I have witnessed extraordinary changes in the value and perception of property in the area. For a long time Pimlico was overshadowed by the prestige of Belgravia, Chelsea and Knightsbridge but it has come to prominence over the last few years as buyers have seen opportunities to purchase elegant period properties at a fraction of the price of neighbouring areas.

Another myth is that the transport links from Pimlico are poor; you are never really further than a 10 minute walk to Victoria which has some of the best connections of a central London station. With two private Squares, Warwick and Eccleston, that would not look out of place in Belgravia, peaceful streets in the 'Pimlico Grid' and a village atmosphere, like the Moreton Triangle, it makes the whole area hugely appealing. It is no surprise to see prices catching up with its illustrious neighbours and I don't see why this won't continue, so now is the time to grab a slice of the cake before it's too late.

Douglas and Gordon, Pimlico, 020 7931 8200



A recently refurbished period property on Gloucester Street in the highly sought after Pimlico Grid. Consisting of five bedrooms, the house has a Poggenpohl kitchen with a dining area and reception room, a grand reception room with high ceilings and access to a balcony, two bathrooms (both ensuite), a shower room, sauna, study and media room, plus under floor heating and a surround sound music system. £3,250,000 Freehold

Pimlico has come to prominence as buyers have seen opportunities to purchase elegant properties at a fraction of the price of neighbouring areas



A large and immaculately presented lower ground floor flat situated on St George's Square close to the shopping and transport facilities of Victoria and Pimlico. The two large double bedrooms faces the front of the property and come with ensuite bathrooms and generous built-in storage. To the rear, there is a large and generously lit reception room and kitchen. £1,295,000 Leasehold



At some point you will need a professional valuation

Whatever the reason, call our Professional Valuations
Department on **020 7591 8746** or email **valdep@dng.co.uk**





£3,500,000 Freehold Elsham Road W14









Kensington Sales 020 7792 1881 kensales@dng.co.uk



£2,300,000 Freehold Winchendon Road SW6

A stunning five double bedroom house located in one of Fulham's most sought-after roads.

5 bedrooms, 3 bathrooms, Double reception room, Kitchen/breakfast room, Garden, EPC: D.





Fulham Sales 020 7731 4391 fulhamsales@dng.co.uk





douglasandgordon.com

Douglas & Gordon



£2,250,000 Freehold Charlwood Place SW1

A large Victorian house which has maintained many of its original features.







Pimlico and Westminster Sales 020 7931 8200 pimlicosales@dng.co.uk



£2,150,000 Share of Freehold Queen's Gate Terrace SW7

An outstanding, extensively refurbished three bedroom flat located moments from Hyde Park.

3 bedrooms, Bathroom, En-suite shower room, South-facing reception room, Kitchen, EPC: D.





Kensington Gate Sales 020 7581 1152 kengatesales@dng.co.uk



The kids are alright

Whilst our D&G/Kids Company day was a massive success, one day is not enough. We support Kids Company and we hope that you will too. Visit **kidsco.org.uk** to find out how.



£2,000,000 Freehold Westmoreland Terrace SW1

A beautifully presented and traditional home which is well balanced for both family living and entertaining.

4 bedrooms, 3 bathrooms, Reception room, Dining room, Kitchen, Terrace, Garage, External vaults, EPC: E.

Pimlico and Westminster Sales 020 7931 8200 pimlicosales@dng.co.uk



£1,450,000 Leasehold Sloane Gardens SW1W

On a 32 year lease a fabulous newly refurbished two bed 4th/5th floor flat featuring a wonderful top floor air-conditioned studio style room.

2 bedrooms, Bathroom, Reception room, Dining room/conservatory, Kitchen/breakfast room, Access to flat roof, Lift, EPC: E.

Chelsea Sales 020 7225 1225 chelseasales@dng.co.uk



£1,500,000 Leasehold Draycott Place SW3

A two bedroom penthouse flat with direct lift access in a red brick building close to Sloane Gardens.

Master bedroom, Second bedroom, Bathroom, Reception room, Kitchen, Balcony, Lift, EPC: E.

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£1,295,000 Leasehold St. George's Square SW1

A fabulous opportunity to purchase this large and immaculately presented flat in one of Pimlico's most sought-after addresses.

2 double bedrooms, 2 en-suite bathrooms, Cloakroom, Reception room, Kitchen, Patio garden, Internal vault, EPC: D.

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£1,050,000 Freehold Claxton Grove W6

A fantastic four double bedroom family house in an excellent location and close to Barons Court underground station.

 $4\ double\ bedrooms,\ 3\ bathrooms,\ Double\ reception\ room,\ Kitchen/\ breakfast\ room,\ Garden,\ EPC:\ D.$

Fulham Sales 020 7731 4391 fulhamsales@dng.co.uk



£750,000 Leasehold Bolton Gardens SW5

A beautifully presented second floor, one bedroom flat (with lift) in this prestigious South Kensington location.

Bedroom, Bathroom, Reception room, Kitchen, Lift, EPC: E.

Kensington Gate Sales 020 7581 1152 kengatesales@dng.co.uk

Douglas & Gordon



£850,000 Freehold Parsons Green Lane SW6

A rare and exciting opportunity to purchase two properties in need of modernisation in a fantastic location.

2 double bedrooms, 2 bathrooms, 2 reception rooms, 2 kitchens, Cloakroom, EPC: ${\sf D.}$

Fulham Sales 020 7731 4391 fulhamsales@dng.co.uk



£745,000 Leasehold Kensington Gardens Square W2

A well-presented, bright and spacious one double bedroom apartment located in this secure private gated development.

Bedroom, Bathroom, Reception, Kitchen, 2 balconies, Concierge, Swimming pool, Car park, EPC: C.

Notting Hill Sales 020 7727 7777 nhsales@dng.co.uk



Drawing room

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£1,200 per week Furnished/Unfurnished Palace Court W2

A stunning, raised ground floor apartment with a wonderful reception room, ideal for entertaining.

2 bedrooms, 2 en-suite bathrooms, Reception room, Kitchen, Off-street parking, Porter, EPC: G.





Kensington Lettings 020 7792 1331 kenlets@dng.co.uk



£1,150 per week Unfurnished Cadogan Square SW1

A newly refurbished flat which benefits from a large reception room and a garden.

2 double bedrooms, Bathroom, Reception room, Kitchen, Garden, Access to the square, EPC: E.





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£1,150 per week Unfurnished Courtfield Gardens SW5



3 bedrooms, 2 bathrooms, Reception room, Kitchen, Patio, Communal gardens, EPC: D.





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£1,090 per week Furnished Cornwall Gardens SW7

A fantastic penthouse with south-facing views from the terrace, just off Gloucester Road.

3 bedrooms, 2 bathrooms, Reception room, Kitchen, Communal gardens, EPC: C.





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£1,000 per week Unfurnished Cadogan Street SW3

A newly refurbished flat situated in this prime location close to Sloane Square and the King's Road.

2 double bedrooms, 2 bathrooms (1 en-suite), Reception room, Kitchen, Dining room, Garden, EPC: E.

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£995 per week Unfurnished Fabian Road SW6

A wonderful opportunity to rent this immaculately presented Victorian terraced house on a popular road in Fulham.

5 double bedrooms, 3 bathrooms, Cloakroom, Double reception room, Eat-in kitchen, Cellar, Garden, EPC: E.

Fulham Lettings 020 7731 4791 fulhamlets@dng.co.uk



£950 per week Furnished Harrington Gardens SW7

A beautiful, newly refurbished flat benefitting from a large and bright south-facing reception room.

2 double bedrooms, 2 bathrooms, Reception room, Kitchen, Communal gardens, EPC: E.

South Kensington Lettings 020 7584 8888 sthkenlets@dng.co.uk



£945 per week Furnished St George's Square SW1

A very spacious split-level flat located on the top two floors of this period building.

3 bedrooms, 3 bathrooms, Open-plan kitchen/reception room, Access to gardens, Private terrace, Lift, EPC: C.

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£925 per week Unfurnished Bridstow Place W2

A wonderful, unique cottage located on this hidden away street in the heart of Notting Hill.

2 bedrooms, Bathroom, Shower room, Reception room, Kitchen, Roof terrace, Off-street parking, EPC: E.

Notting Hill Lettings 020 7727 8000 nhlets@dng.co.uk



£650 per week Furnished Grenville Place W8

A fantastic contemporary flat which benefits from a beautiful roof terrace, located near the amenities of Gloucester Road.

2 bedrooms, Bathroom, Reception room, Kitchen, Roof terrace, EPC: C.

Kensington Gate Lettings 020 7589 5252 kengatelets@dng.co.uk



£595 per week Furnished Dancer Road SW6

A stunning flat which has recently been refurbished to a very high standard and provides excellent living and entertaining space throughout.

2 double bedrooms, En-suite bathroom, Shower room, Reception room with open-plan kitchen/dining room, EPC: E.

Fulham Lettings 020 7731 4791 fulhamlets@dng.co.uk



£450 per week Furnished Belgrave Road SW1

A wonderful opportunity to rent a second floor flat in this period conversion close to the amenities in Belgravia.

2 double bedrooms, Bathroom, Reception room, Dining room, Kitchen, EPC: C.

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